



- No Onward Chain
- Spacious Living Accommodation
- Ground Floor Shower And First Floor Bathroom
- Four Bedroom Detached Home
- Garage And Ample Off Road Parking
- Generous Garden
- Millfields Primary School Catchment
- Close To Station, Schools And Amenities

1 Friars Close, Wivenhoe, Colchester, Essex. CO7 9NW.

This well loved detached family home provides extensive accommodation throughout, located within the popular Dene Park Development with access to great schooling (Millfields Infant & Primary School), local amenities and Mainline Train Station with access to London Liverpool Street. The ground floor benefits from bright and spacious living room, study, large kitchen/diner with a utility and a downstairs cloakroom. Whilst The first floor boasts a large main bedroom with three other good sized bedrooms and a family bathroom. There is also plenty of outdoor space to the front and rear of the property with a garage and off road parking.



Property Details.

Ground floor

Hallway

Radiator, access to storage cupboard, and doors to;

Shower Room

Window to front, radiator, wash hand basin, W/C and shower cubicle.

Living Room



13' 5" x 16' 9" (4.09m x 5.11m) Window to front, sliding patio doors to rear, brick feature fire place and radiator.

Kitchen/dining room



11' 9" x 8' 3" (3.58m x 2.51m) kitchen: Window to rear, single patio to rear, range of eye and low level fitted units with work surface over, inset sink, gas hob with extractor over, eye level oven and grill, space for dishwasher door to utility room.

Dining Room: 7' 4" x 13' 0" (2.24m x 3.96m) access to storage cupboard and radiator.

Utility Room



6' 7" x 8' 4" (2.01m x 2.54m) Window to rear, inset sink and drainer, storage units under with work surface over, space for washing machine, tumble dryer, fridge and freezer.

First Floor

Landing

Loft access and doors to;

Bedroom One



11' 9" x 9' 4" (3.58m x 2.84m) Window to rear, radiator, and access to built in wardrobes.

Property Details.

Bedroom Two



8' 5" x 13' 2" (2.57m x 4.01m) Window to rear, radiator and built in storage cupboard.

Bedroom Three



8' 1" x 10' 11" (2.46m x 3.33m) Window to front, radiator and built in wardrobes.

Bedroom Four

11' 11" x 7' 0" (3.63m x 2.13m) Window to front, radiator, wardrobe access to storage cupboard.

Family Bathroom



Window to front, radiator, wash hand basin, W/C and panelled bath.

Outside

Garden



Large 'L' shape garden, mainly laid to lawn with patio area, and various flower beds and shrubs, shed, enclosed by fencing with gated side access.

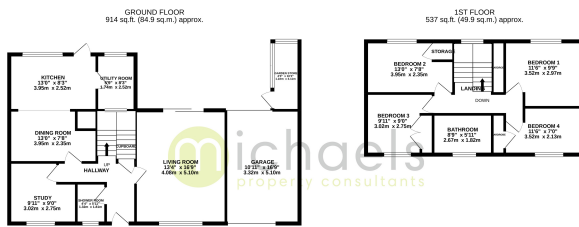
Electric door to front and rear, power and light connected, patio doors to rear. (garage is 16'6" in length)

Driveway/Front Garden

Off road parking for several cars with a further lawn area.

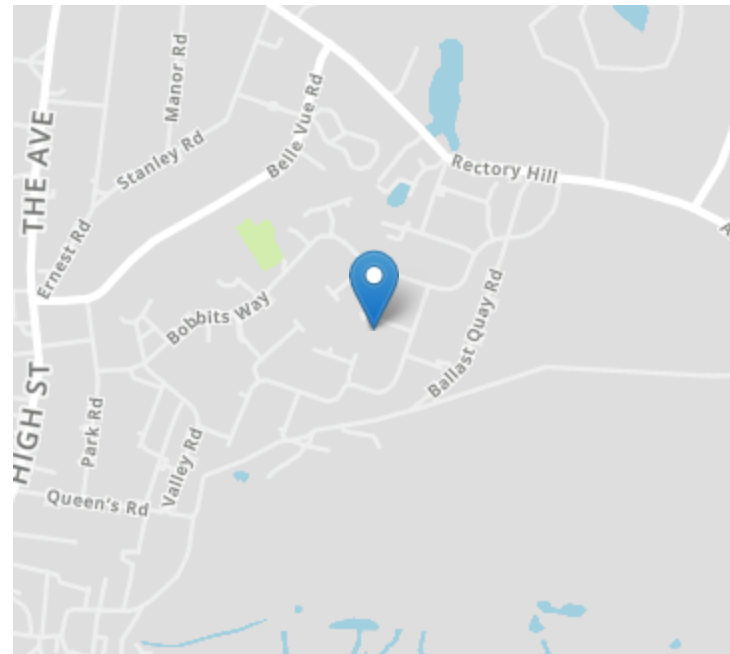
Property Details.

Floorplans



TOTAL FLOOR AREA: 1461 sq ft (134.8 sq m) approx.

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.