



- Beautifully Presented
- Three Bedrooms
- Kitchen/Diner
- Conservatory
- Garage and Parking
- Great Gardens
- Close To Woodlands
- Easy Station Access

8 Vanessa Drive, Wivenhoe, Colchester, Essex. CO7 9PB.

GUIDE PRICE £300,000 to £320,000. A beautiful semi detached home in this sought after Wivenhoe position within minutes of the mainline station with fast links to London Liverpool Street, on the doorstep of the Wivenhoe woods and trail, close by to great schools, shops, pubs and restaurants and of course the waterfront and quayside. On the first floor there are three bedrooms and family bathroom, downstairs is the entrance hall, lounge, kitchen/diner, conservatory and cloakroom. Outside a generous garden, garage and ample parking.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, radiator, doors to.

Lounge



13' 0" x 11' 8" (3.96m x 3.56m) Window to front, radiator, fireplace with composite surround and hearth, wall lights.

Kitchen/Diner



16' 2" x 11' 4" (4.93m x 3.45m) Window to rear, open to conservatory, door to lobby, ample space for dining table, radiator, a range of fitted units and drawers with inset sink and drainer, inset gas hob with extractor over, fitted oven, space and plumbing for dishwasher and washing machine, extractor, tiled splashbacks, matching eye level units, fitted cupboard.

Conservatory



11' 3" x 9' 5" (3.43m x 2.87m) Brick plinth and Upvc construction, radiator, patio doors to garden.

Lobby

With door to side, electric cupboard, door to cloakroom.

Cloakroom

Window to side, close coupled WC.

First Floor

Landing

Loft access, airing cupboard, storage cupboard, doors to.

Bedroom One



11' 9" x 9' 10" (3.58m x 3.00m) Window to front, fitted bedroom furniture, radiator.

Property Details.

Bedroom Two



11' 6" x 9' 9" (3.51m x 2.97m) Window to rear, radiator, fitted cupboard.

Bedroom Three



9' 5" x 8' 9" (2.87m x 2.67m) Window to front, radiator, storage cupboard.

Bathroom



Window to rear, panel bath with shower and screen over, pedestal wash hand basin, close couple WC, tiled walls, tiled floor, radiator.

Outside

Garage and Parking

Detached garage, up and over door to front, power and light connected, additional area to rear with window to side. Off road parking to front under covered carport, further off road parking to front.

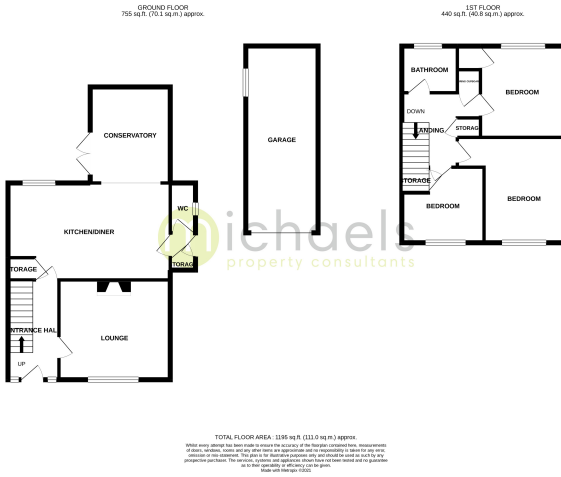
Gardens



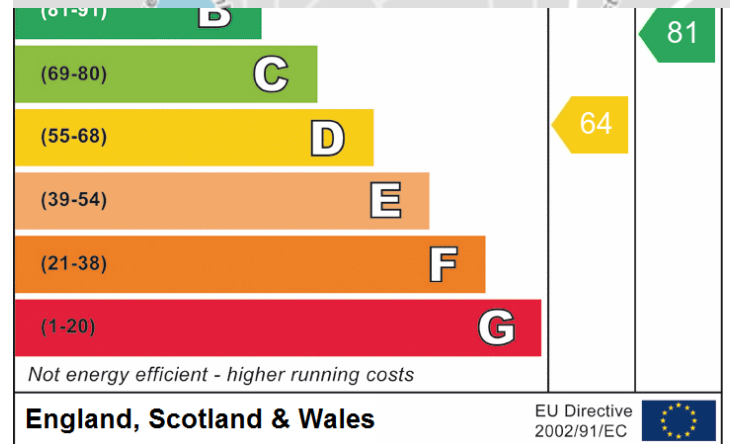
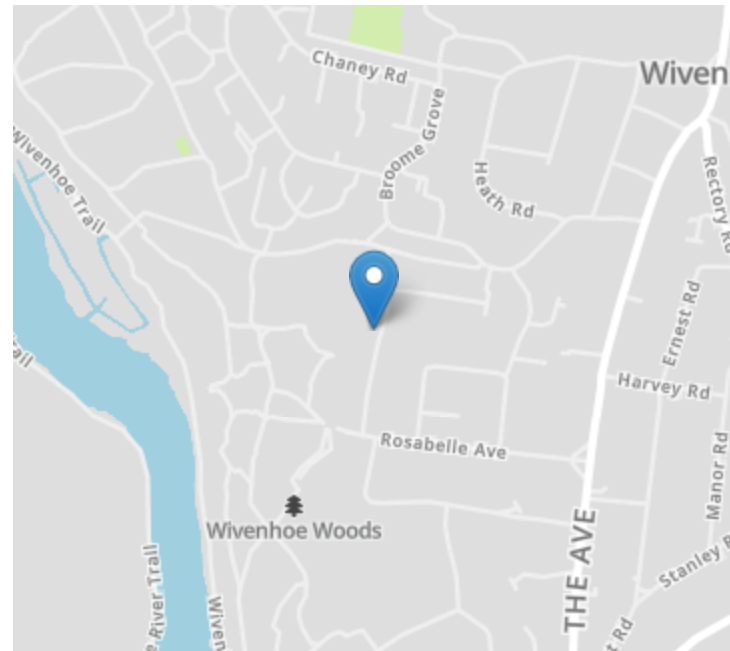
Mainly laid to lawn and enclosed by fencing, decking area, shingle area, gated side access.

Property Details.

Floorplans



Location



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.