



- Linked Detached House
- Four Bedrooms
- Garage & Off Road Parking
- Conservatory
- Chain Free Sale
- Cloak Room & Family Bathroom
- Gas Central Heating & Double Glazing
- Walking Distance Of Essex University

1 Elizabeth Way, Wivenhoe, Colchester, Essex. CO7 9JA.

Offered for sale with no onward chain this four bedroom linked detached house with off road parking. A brilliant and well extended family home positioned on the Broadfield's developments of Wivenhoe just minutes from Essex University and within easy reach of mainline station with fast links to London Liverpool Street in just over the hour. Offering four bedrooms, family bathroom, living room, open plan kitchen/diner, conservatory, rear garden garage and driveway. Early viewing highly advised.



Property Details.

Ground Floor

Entrance Hall

11' 7" x 6' 2" (3.53m x 1.88m) Front door, radiator, stairs, under stairs storage.

Lounge



13' 7" x 11' 2" (4.14m x 3.40m) Double glazed window to front and side, radiator, fireplace.

Kitchen/ Diner



20' 0" x 12' 03" (6.10m x 3.73m) Double glazed window to rear and side, UPVC door to rear, under stair's storage. Fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, integrated gas hob, electric oven, space for washing machine, dish washer and fridge freezer, the kitchen opens onto the dining room.

Conservatory



9' 3" x 7' 7" (2.82m x 2.31m) Double glazed windows to rear and side, UPVC door leading to the garden.

Ground Floor Bedroom/ Study



10' 5" x 7' 08" (3.17m x 2.34m) Double glazed window to side and UPVC door to side, radiator.

Cloakroom

Tiled walls, low level WC, wash hand basin.

First Floor

Landing

10' 10" x 6' 3" (3.30m x 1.91m) Double glaze window to side, loft access (part boarded and insulated) and airing cupboard.

Property Details.

Bedroom



11' 4" x 11' 3" (3.45m x 3.43m) Double glazed window to front, radiator and fitted wardrobe.

Bedroom



13' 5" x 10' 4" (4.09m x 3.15m) Double glazed window to rear, radiator, fitted wardrobe.

Bedroom



8' 4" x 5' 6" (2.54m x 1.68m) Double glazed window to front, radiator.

Family Bathroom



8' 5" x 8' 1" (2.57m x 2.46m) Double glazed window to side and rear, radiator, inset spot lights, tiled floor and walls, wash hand basin, low level WC, shower cubicle and paneled bath.

Outside

Rear Garden



A generous rear garden mainly laid to lawn, patio area, retained by hedging and mature shrubs, brick wall and fencing.

Garage & Off Road Parking

Off road parking to the front leading to the garage with up and over door, power and light.

