



- CHAIN FREE, MOVE BY THE END OF THE STAMP DUTY HOLIDAY!
- Stunning Detached Residence
- Four Double Bedrooms With Two En-Suite Shower Room
- Two Reception Rooms And A Separate Study
- Kitchen/Diner And Utility Room
- Tucked Away At The End Of A Private No Through Road
- Double Garage And Ample Off Road Parking

4 Watsham Place, Wivenhoe, Colchester, Essex. CO7 9WP.

Privileged with the instructions to market this chain free detached residence tucked away at the end of a private no through road, positioned adjacent to open fields and boasting 2000sqft of accommodation. Located in the highly sought after area of Wivenhoe on the outskirts of Colchester within walking distance to excellent infant and primary schooling, Wivenhoe's wide variety of local shops and amenities and the mainline train station with fast links to London Liverpool street within the hour.



Call to view 01206 820999



Property Details.

Ground Floor

Reception Hall

15' 0" x 7' 1" (4.57m x 2.16m) With stairs rising to first floor, radiator, tiled flooring, doors to;

WC

With UPVC double glazed obscure window to front, low level WC, radiator, wash hand basin.

Lounge



20' 0" x 13' 0" (6.10m x 3.96m) With UPVC double glazed box bay window to front, Bi-folding doors to rear, two radiators, gas feature fireplace.

Dining Room



13' 0" x 11' 0" (3.96m x 3.35m) With UPVC double glazed window to front, radiator, wood effect flooring.

Study

10' 8" x 7' 0" (3.25m x 2.13m) With UPVC double glazed window to rear, radiator.

Kitchen/Breakfast Room



16' 2" x 13' 0" (4.93m x 3.96m) With UPVC double glazed window to rear and side, single glazed door to garden, radiator, spotlights, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset NEFF four ring gas hob, double oven, integrated freezer, space for fridge, door to;

Utility Room

With UPVC double glazed door to side, matching units, worktop with inset sink and drainer, space and plumbing for washing machine and tumble dryer.

First Floor

Landing

With loft access, airing cupboard, doors to;

Bedroom One



14' 4" x 13' 2" (4.37m x 4.01m) With UPVC double glazed window to rear, two built in double wardrobes and a further two wardrobes, door to;

Property Details.

En-Suite One



With UPVC double glazed obscure window to rear, fully tiled, close coupled WC, wash hand basin, corner shower cubicle, heated towel rail.

Family Bathroom



With UPVC obscure double glazed window to side, radiator, tiled walls, wash hand basin, low level WC, panelled bath with shower attachment.

Bedroom Two



13' 0" x 12' 8" (3.96m x 3.86m) With UPVC double glazed window to front with field views, radiator, door to;

En-Suite Two

With UPVC obscure double glazed window to front, radiator, tiled walls, wash hand basin, low level WC, shower cubicle.

Bedroom Three

11' 9" x 10' 0" (3.58m x 3.05m) With UPVC double glazed window to rear, radiator, built in double wardrobe.

Bedroom Four

10' 9" x 10' 0" (3.28m x 3.05m) With UPVC double glazed window to front, radiator, built in double wardrobe.

Outside

To The Rear



The garden is enclosed by fencing and hedgerow and offers a block paved patio, outside taps and lighting, lawn, various established flowers and pond, garden shed and greenhouse to remain, access to garage via single door.

Double Garage

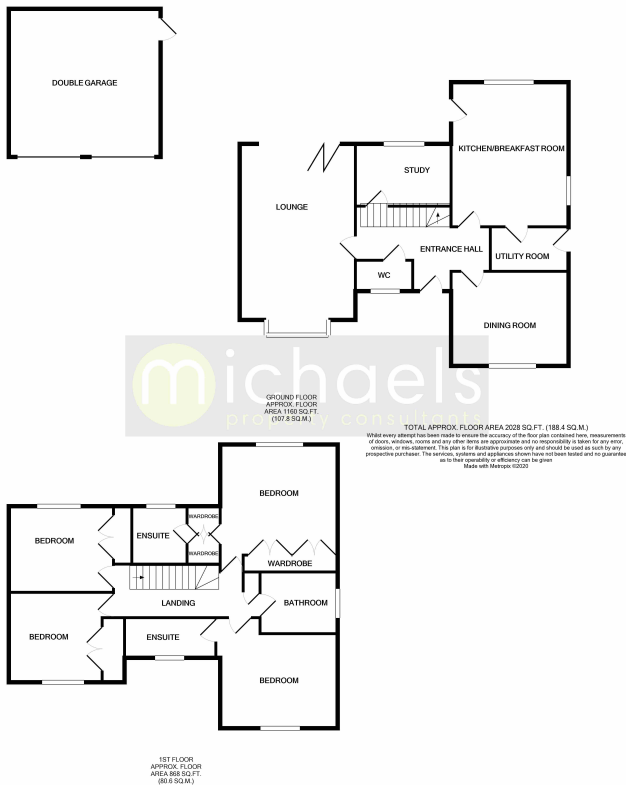
17' 4" x 17' 1" (5.28m x 5.21m) With two up and over doors to front, door to side, power and light, eaves storage.

To The Front

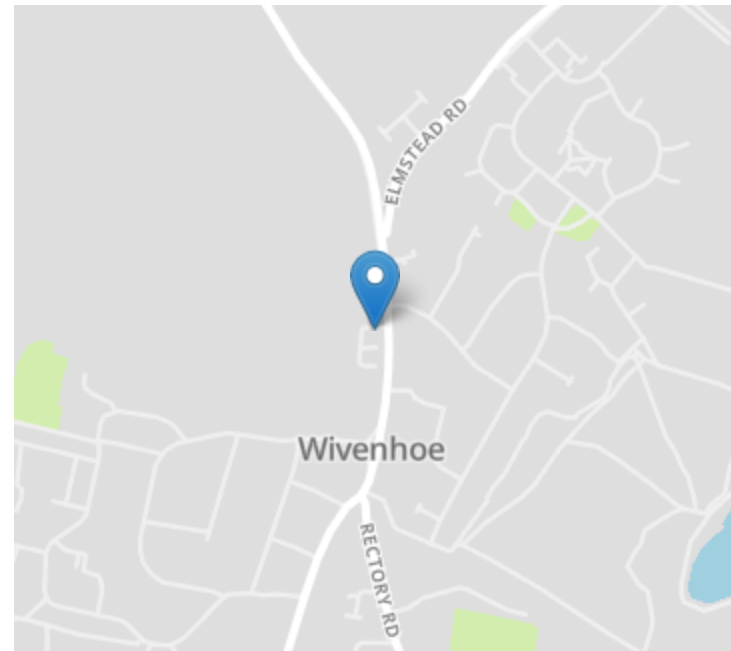
A private gravel drive approaches number 4 & 5 Watsham place. To the front of the property there is further block paved area providing additional parking. (please note the road is not adopted by council) There is also a bin storage area.

Property Details.

Floorplans



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.