



- 110ft Rear Garden
- Off Road Parking
- Three Bedrooms
- Semi Detached
- Ground Floor Cloakroom
- Stylish and Contemporary
- Lounge With Log Burner
- Modern Kitchen/Diner

**8 Britannia Crescent, Wivenhoe,  
Colchester, Essex. CO7 9PE.**

A beautifully presented and completely modernised semi detached home in this sought after Wivenhoe position within easy reach of mainline station with fast links to London Liverpool Street in just over the hour. This amazing home offers and incredible rear garden of over 100ft designed for entertaining and family life with decking area, large covered pergola ready for you your outside kitchen, hot tub and seating area. internally there are three first floor bedrooms and family bathroom whilst downstairs there is a lounge with log burning stove and contemporary kitchen/diner leading to the garden a ground floor cloakroom, brick built outbuildings and ample off road parking complete this property.





# Property Details.

## Ground Floor

### Entrance Hall

Window to side, radiator, stairs rising to first floor, doors to lounge and kitchen.

### Lounge



14' 8" x 11' 1" (4.47m x 3.38m) Window to front, radiator, Log burner inset. There is a Bose fitted surround sound system in this room that may be available subject to negotiation.

### Kitchen/Diner



17' 11" x 10' 1" (5.46m x 3.07m) Window to rear, French door to rear, radiator, understairs recess with window to side and used for fridge/freezer space, a modern range of fitted units and drawers with worktops over, inset sink and drainer, range cooker with extractor hood over, space for washing machine, inset dishwasher, space for wine cooler, breakfast bar area and ample space for

dining table with further fitted storage, tiled splashbacks.

### Side Lobby



With Upvc door to side and door to.

### Ground Floor Cloakroom

With close coupled WC, wall hung wash hand basin,

## First Floor

### Landing

Window to side, radiator, loft access, cupboard and doors to :

### Bedroom



12' 1" x 11' (3.68m x 3.35m) Window to front, radiator, fitted wardrobes.

# Property Details.

## Bedroom



14' 7" x 8' 7" (4.44m x 2.62m) Window to rear, radiator, fitted wardrobe.

## Bedroom



9' 2" x 8' (2.79m x 2.44m) Window to front, radiator, fitted cupboard over stair recess.

## Bathroom



Obscure window to rear, panel bath with screen and shower over, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls.

## Outside

### Brick Built Sheds

With power and light connected.

### Rear Garden



110ft in length, enclosed by fencing and mainly laid to lawn, decking area, outside lighting and power points, gated side access. A large Pergola is to remain, it offers additional power sockets and ample space for hot tub, pizza oven, BBQ, and seating.

### Parking

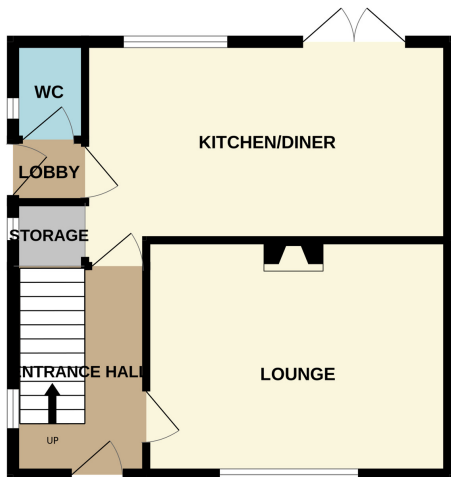
To the front of the property there is ample off road parking and the remaining area is laid to lawn.



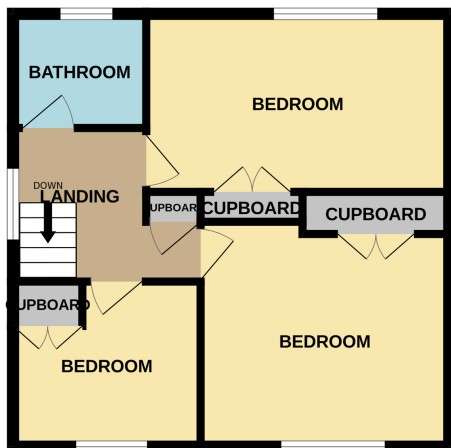
# Property Details.

## Floorplans

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



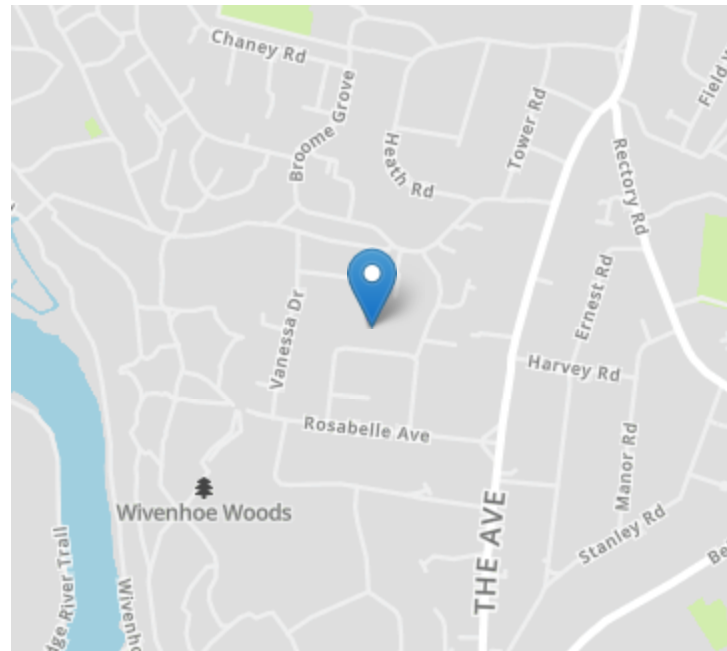
1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.