



- Detached House
- Garage & Off Road Parking
- Four Bedrooms
- Conservatory
- Dining Room
- Lounge
- Private Rear Garden
- No Onward Chain

**15 Endean Court, Wivenhoe, Colchester, Essex. CO7 9SG.**

Michaels property consultants are delighted to present this four bedroom detached family home to the market. Accommodation includes a generous living room, kitchen/breakfast room, dining room, conservatory and cloakroom to the ground floor and four bedrooms and family bathroom to the first floor. The exterior offers a well maintained enclosed rear garden and driveway with garage to the front aspect. Conveniently located within walking distance to the local school, Essex university and mainline train station with direct links to London Liverpool Street. Offered with no onward chain, to appreciate everything this property has to offer please contact us to arrange an appointment.

Call to view 01206 820999





# Property Details.

## Ground Floor

### Entrance Hall

Front door, radiators, understairs storage cupboard, doors leading to:

### Kitchen/Breakfast Room



16' 11" x 7' 9" (5.16m x 2.36m) Double glazed Window to front, tiled floor, wall mounted boiler, inset spotlights, fitted kitchen including shaker style wall and base units, laminate worktop, sink, breakfast bar, integrated oven, microwave, gas hob with extractor over, space for dish washer/ washing machine.

### Dining Room



11' 4" x 7' 10" (3.45m x 2.39m) Double glazed window to side, door to rear and radiator.

## Lounge



18' 3" x 12' 0" (5.56m x 3.66m) Double glazed patio doors opening onto conservatory, inset spotlights, two radiators, feature wall with fireplace.

## Conservatory



Windows to side and rear, door to rear garden, tiled floor, radiator.

## WC

Double glazed obscure window to front, radiator, WC, wash hand basin.

## First Floor

### Landing

Loft access, airing cupboard, doors leading to:

# Property Details.

## Bedroom One



11' 5" x 11' 0" (3.48m x 3.35m) Window to rear, radiator, fitted wardrobes.

## Bedroom Two



9' 2" x 8' 5" (2.79m x 2.57m) Double glazed window to rear, radiator, fitted wardrobes.

## Bedroom Three

11' 6" x 5' 11" (3.51m x 1.8m) Double glazed window to side, radiator, fitted wardrobe.

## Bedroom Four

11' 1" x 6' 7" (3.38m x 2.01m) Window to front, radiator, fitted wardrobe.

## Bathroom



13' 6" x 5' 6" (4.11m x 1.68m) Obscure window to front, tiled floor, radiator, paneled bath, low level WC, shower cubicle.

## Outside

### Driveway & Garage

Off road parking positioned in front of the garage. The garage has power and light with up & over garage door.

### Rear Garden

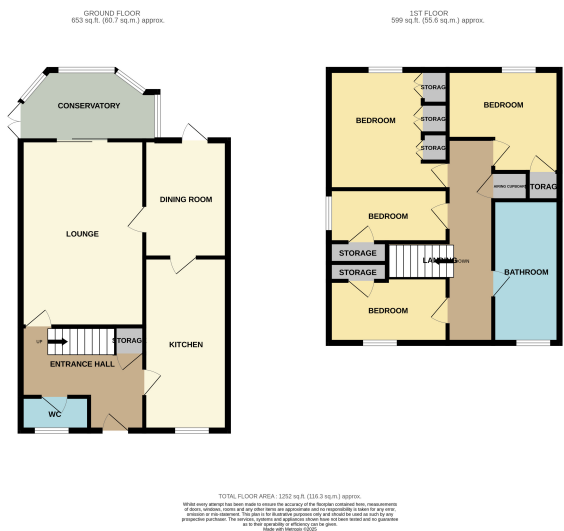


A low maintenance private garden with lawn, patio area, mature shrubs and bushes, retained by fencing.

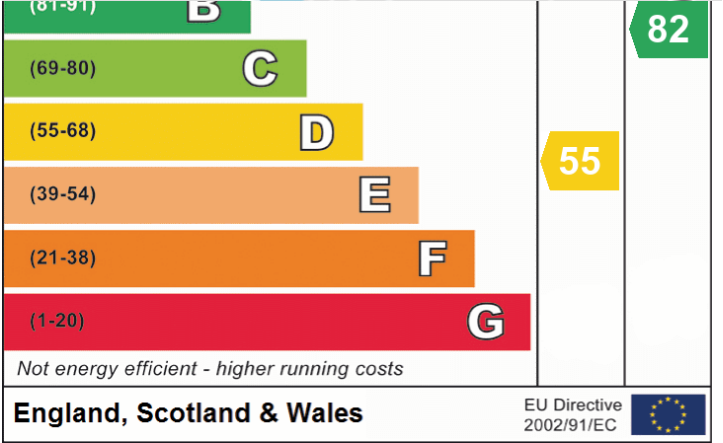


# Property Details.

## 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.