



- Detached Bungalow
- Corner Plot
- Ample Parking & Garage
- Three Bedrooms
- Kitchen/ Breakfast Room
- Lounge & Reception Room With Bifolding Doors
- En Suite & Wet Room
- Sought After Area

1 Woodland Way, Wivenhoe, Colchester, Essex. CO7 9AP.

A wonderful detached bungalow sitting in a generous corner plot in this central Wivenhoe position just minutes away from the train station with its fast links to London Liverpool Street, woodland walks, the waterfront and excellent local amenities. This home has been extended and modernised and now offers three bedrooms, wet room, en-suite bathroom, kitchen/diner, lounge, sun room/ office, garage, ample parking and of course great garden that wrap around the property. To fully appreciate what the bungalow has to offer arrange your viewing today with the sales team.



Property Details.

ALL ACCOMMODATION ON ONE LEVEL

Entrance Hall

Wood effect flooring, radiator, airing cupboard, storage cupboard, loft access (the loft is insulated and has a loft ladder) and doors to.

Living Room



15' 9" x 12' 0" (4.80m x 3.66m) Window to front and side, window to side, wood effect flooring, radiator, wall mounted electric fire.

Kitchen/Diner



20' 4" x 8' 0" (6.20m x 2.44m) Window to side, two windows to rear, door to rear, wood effect flooring, a modern range of fitted units and drawers with granite worktops over, induction hob, electric oven, extractor, space for washing machine, integrated dishwasher, sink and drainer, space for fridge/freezer, tiled splash backs, door to hall.

Property Details.

Bedroom One



Bedroom One
19' 8" x 9' 7" (5.99m x 2.92m) Bi-Fold doors to rear garden, radiator, wood effect flooring, door to en-suite.

En-Suite



P shape bath with screen and shower over, vanity wash hand basin, vanity WC, heated towel rail, Velux Window, tiled walls, storage cupboard, shaver point, mirror with lighting.

Bedroom Two

19' 8" x 10' 2" (5.99m x 3.10m) window to front, radiator, TV point.

Reception Room/ Office

Bi-Fold doors to rear garden.

Bedroom Three

6' 11" x 6' 10" (2.11m x 2.08m) Window to front, radiator, currently being used as an office.

Wet Room

Obscure window to rear, walk in shower, vanity wash hand basin, enclosed cistern WC, tiled wall, non slip flooring, heated towel rail.

Outside

Rear Garden



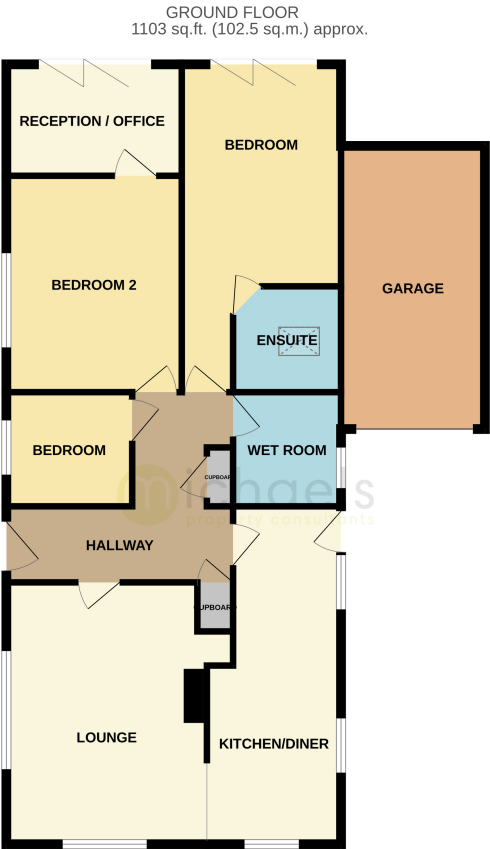
Mainly laid to lawn, enclosed by fencing and walling, various shrubs and patio areas, gated side access.
Garage and Parking

Garage & Off Road Parking

Ample off road parking and garage, Garage offers up and over door and power and light connected. Driveway to front offering off road parking. The plot offers a wrap round garden mainly laid to lawn with various shrubs , trees and plants.

Property Details.

Floorplans



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

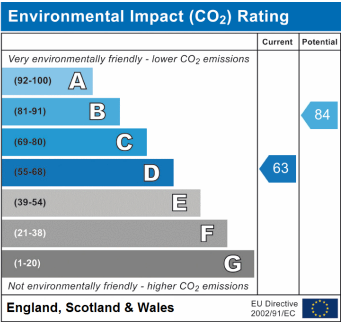
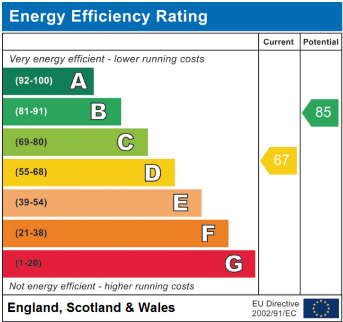
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.