



- Detached Family Home
- Three Bedrooms
- Bathroom & Cloakroom
- Open Plan Lounge/Diner & Conservatory
- Fitted Kitchen
- Gas Central Heating & Double Glazing
- Off Road Parking
- Primary School Close By
- Double Glazed & Gas Central Heating

14 Rosetta Close, Wivenhoe, Colchester, Essex. CO7 9RX.

This superb detached family home resides down a quiet and peaceful cul-de-sac in the sought after town of Wivenhoe. Located within close proximity to the train station with its fast links to London Liverpool Street, beautiful woodland walks, access to the Wivenhoe trail, the waterfront and excellent local amenities. This home has been extended and modernised to a good standard and includes three bedrooms, fitted kitchen, open plan lounge/diner, conservatory garage and off road parking. Arrange your viewing appointment today by calling the sales team. Offered for sale with no onward chain.



Property Details.

Ground Floor

Entrance Hall

UPVC door to front.

Cloakroom

Double glazed obscured window to side, tiled floor, tiled splash back, radiator, vanity unit and low level WC.

Open Plan Lounge/Diner



L Shape 20' 4" reducing to 12' 1" Double glazed windows to to side and front, patio door, stairs to first floor, storage cupboard understairs, electric fire with surround,

Conservatory



19' 1" x 9' 6" (5.82m x 2.9m) Double glazed windows to side and rear, tiled floor, radiator, UPVC door opening onto the rear garden.

Kitchen



8' 5" x 7' 8" (2.57m x 2.34m) Double glazed window to side, tiled flooring, fitted kitchen including a range of wall and base units, laminate worktop, inset stainless steel sink dishwasher, washing machine, fridge and cooker, wall mounted boiler.,

First Floor

Landing

Double glazed window to side, loft access with loft ladder part boarded and insulated, airing cupboard.

Bedroom



11' 11" x 11' 6" (3.63m x 3.51m) Double glazed window to front, radiator.

Property Details.

Bedroom



11' 10" x 8' 6" (3.61 m x 2.58m) Double glazed window to front, radiator, fitted storage.

Bedroom



11' 7" x 6' 1" (3.53m x 1.85m) Double glazed window to rear, radiator, fitted storage.

Family Bathroom



Double glazed obscure window to rear, radiator, tiled floor, fitted bathroom including panelled bath with over head shower, wash hand basin, low level WC

Outside

Garage & Off Road Parking

Off road parking positioned to the rear of the property and garage with up & over door, power and light. The garage has also been divided into to half's, the front half is used as storage and the other half a bar.

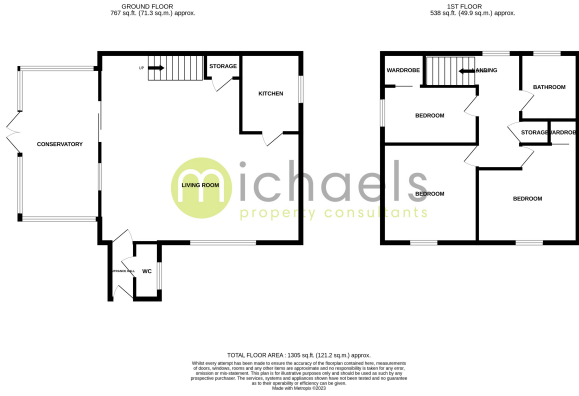
Rear Garden



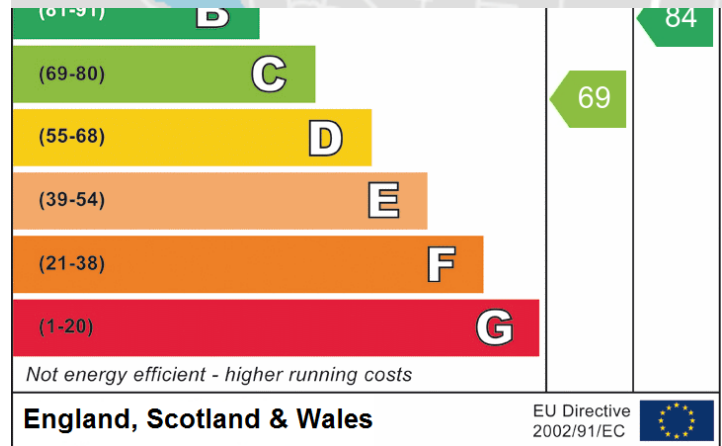
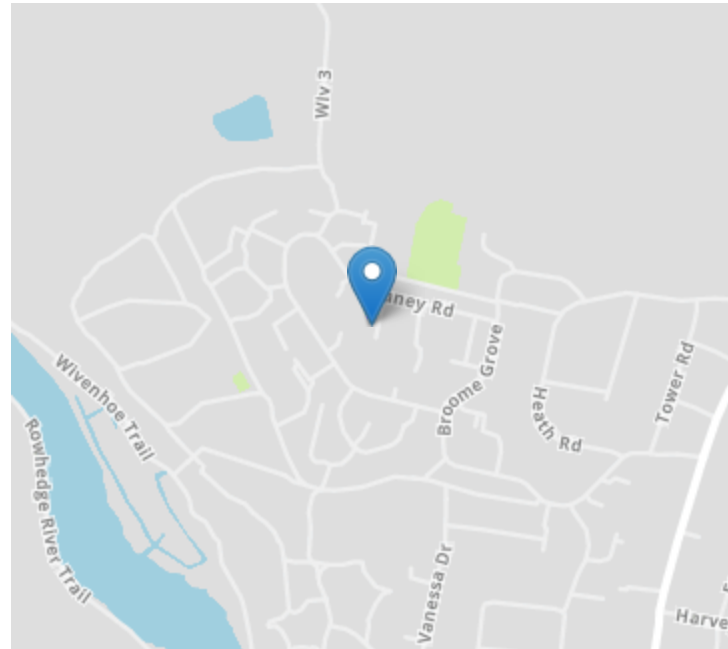
A well stocked rear garden, laid to lawn and patio, retained by mature shrubs and flowers, rear access to parking.

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.