



- Semi Detached
- Four Bedrooms & Two En Suites
- Garage
- Conservatory
- Three reception rooms
- Close to Amenities and Station
- No onward chain

12 Merediths Close, Wivenhoe, Colchester, Essex. CO7 9GD.

This beautiful four bedroom semi detached home is situated in an idyllic position. Offering fantastic access to Wivenhoe's mainline train station which gives direct and fast links to London's Liverpool Street. A well proportioned house, it boasts plenty of living accommodation. Offering three reception rooms, good size kitchen, conservatory, garage and four generous bedrooms, two of which have en-suites as well as a family bathroom. Lower Wivenhoe itself is simply stunning, you are able to enjoy its wonderful waterfront and quayside, ample pubs, restaurants, shops and amenities. Colchester town is also just a short drive away where further facilities can be found. Early inspections are essential.



Property Details.

Ground Floor

Entrance hall

laminated flooring, under stairs storage, doors too;

Kitchen



12' 8" x 9' 8" (3.86m x 2.95m) Range of base and eye level units, stainless steel sink with cupboards beneath, integrated dishwasher, washing machine, fridge and freezer, oven with grill with gas four ring hob and extractor hood with lighting above, double glazed window and double glazed door to rear aspect, gas boiler, spotlights to ceiling. Access to conservatory

Living room



15' 8" x 11' 11" (4.78m x 3.63m) Feature gas fireplace with inset marble and wood surround, patio doors out to garden, radiator, TV aerial point and telephone point.

Dining room

9' 0" x 9' 3" (2.74m x 2.82m) Window to front, radiator and french doors into living room;

Study



9' 10" x 5' 8" (3.00m x 1.73m) Window to front, radiator, telephone point.

Cloakroom

5' 6" x 3' 4" (1.68m x 1.02m) Hand wash basin, low level flush WC, single radiator, extractor unit.

Conservatory



10' 4" x 7' 10" (3.15m x 2.39m) windows and doors to rear, vinyl flooring,.

first floor

Landing

Airing cupboard, loft access, and doors to;

Property Details.

Master bedroom



12' 4" x 9' 4" (3.76m x 2.84m) Window to front, double wardrobe, TV aerial points, single radiator and door to;

En-suite



5' 4" x 6' 5" (1.63m x 1.96m) Window to front, fully tiled with shower cubicle, vanity unit, WC, radiator, extractor unit, spotlights to ceiling.

Bedroom two



12' 8" x 10' 9" (3.86m x 3.28m) Window to front, radiator, double wardrobes, doors to;

En-suite

5' 1" x 5' 9" (1.55m x 1.75m) Fully tiled with shower cubicle, pedestal hand wash basin, WC, single radiator, extractor unit, inset spotlights.

Bedroom three

9' 8" x 9' 5" (2.95m x 2.87m) window to rear, radiator, integrated wardrobe.

Bedroom four

8' 10" x 7' 0" (2.69m x 2.13m) Window to rear and radiator.

Family Bathroom



6' 5" x 6' 4" (1.96m x 1.93m) Fully tiled suite, panelled bath with hand held shower head, pedestal hand wash basin, WC, window to rear, radiator, wall mounted mirror, extractor unit and inset spot lights.

Outside

Garden



Outside the property benefits from a south facing garden. Its is predominantly laid to lawn, has various established flowers and shrubs to border. There is a raised decked area at the left hand side of the rear garden. There is a timber gate which provides access through to the garage. At the front of the house there is parking available for two cars.

Property Details.

Floorplans



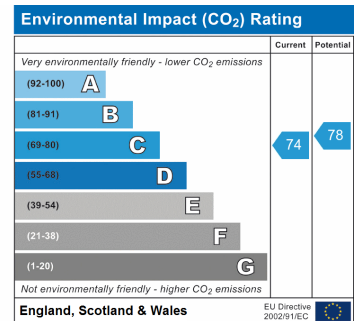
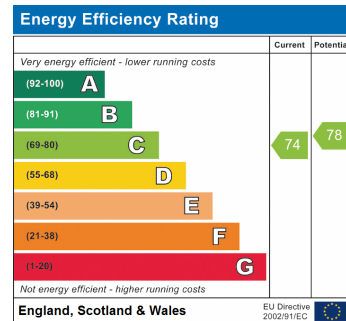
Total floor area 114.0 sq. m. (1,227 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specificity no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX.

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.

