



- Three/Four Bedroom Detached House
- Large Living Area
- Off Road Parking
- Ground Floor Cloak Room
- Walking Distance Of Railway Station
- Close To Amenities & Excellent Schooling

### 41 Valley Road, Wivenhoe, Colchester, Essex. CO7 9LZ.

Located in the heart of the popular town of Wivenhoe is this three/four bedroom detached house. It's within walking distance of the train station which is a direct link back into London Liverpool Street. The house is also within close distance to good local schools including Millfields Primary, bus stops, shops, pubs and of course Wivenhoe's famous riverfront. Internally the house has been fabulously maintained by its current owners. The property is filled with space and light in all aspects. Its main features are a large open living room, separate kitchen, three double bedrooms, family bathroom, off road parking, secluded and spacious rear garden.



# Property Details.

## Ground Floor

### Entrance Hall

6' 0" x 5' 10" (1.83m x 1.78m) Access to storage cupboard, doors to;

### Living Room



26' 7" x 16' 9" (8.10m x 5.11m) Window to front, and sliding patio doors to rear, radiators, and doors to;

### Kitchen



7' 11" x 9' 3" (2.41m x 2.82m) Window to rear, radiator, fitted eye level units with work surface over, built in single oven with induction hob and extractor over, space for washing machine, fridge/freezer, inset sink, opening into;

## Dining Room



14' 8" x 7' 5" (4.47m x 2.26m) Garage converted room provides flexible space for dining, bedroom and utility. French doors to rear, window to front, single door to front, radiator.

## Cloakroom



6' 0" x 3' 2" (1.83m x 0.97m) Window to rear, W/C, wash hand basin.

## First floor

### Landing



6' 1" x 11' 4" (1.85m x 3.45m) Window to side, access to A/C, doors to;

# Property Details.

## Bedroom one



12' 1" x 10' 11" (3.68m x 3.33m) Window to front, radiator, access to built in wardrobe.

## Bedroom Two



12' 0" x 9' 11" (3.66m x 3.02m) Window to rear, radiator, loft access, access to built in wardrobe.

## Bedroom Three



8' 1" x 8' 2" (2.46m x 2.49m) Window to front, radiator.

## Bathroom



6' 6" x 5' 7" (1.98m x 1.70m) Window to rear, heated towel rail, W/C, Wash hand basin and single panelled bath with over head shower.

## Outside

### Garden



South facing secluded garden has a recently laid decking area including pergola leading to lawn. The garden has been well maintained by its current owners, it is enclosed by fencing, and consists of a range of different small trees, mature bushes shrubs and borders.

To the front of the house: Mainly laid to lawn, block paved area for off road parking.

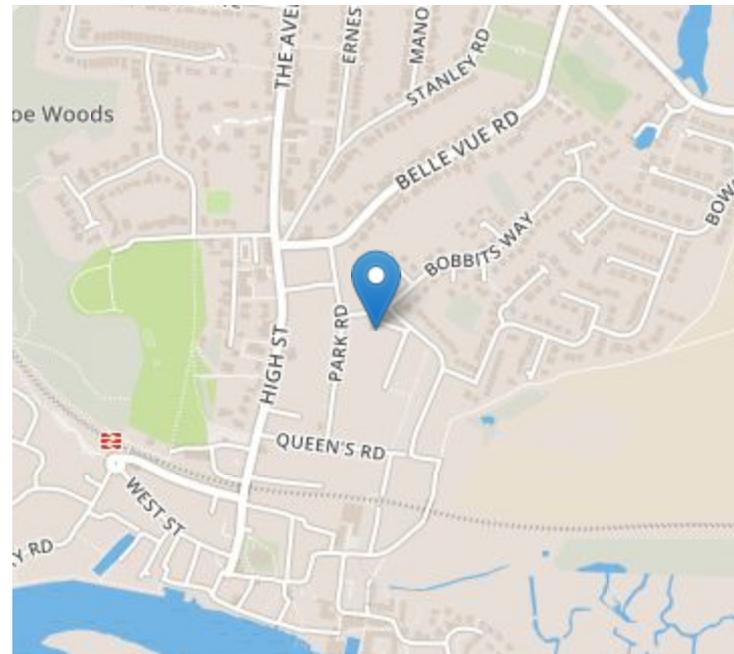
# Property Details.

## Floorplans

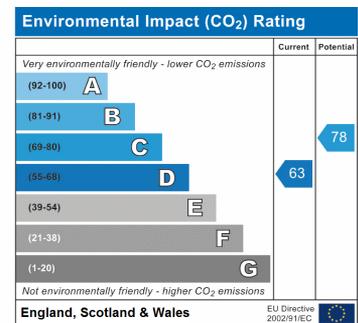
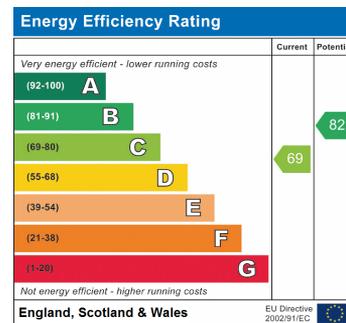


TOTAL FLOOR AREA: 1108 sq ft (102.9 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual buildings, rooms and plots may differ from the approximations made by the drawings in this report. The drawings are not to scale. The drawings are not to be used for any other purpose than the one for which they were prepared. The drawings are not to be used for any other purpose than the one for which they were prepared. The drawings are not to be used for any other purpose than the one for which they were prepared.

## 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.