



- Beautifully Presented
- Detached Bungalow
- Garage and Parking
- Three Bedrooms
- Cul-De-Sac Position
- Beautiful Gardens

**24 Amberley Close, Wivenhoe,
Colchester, Essex. CO7 9RB.**

A beautifully presented detached bungalow situated in this popular Cul-De-Sac position within Millfields Wivenhoe. Having been lovingly cared for and maintained by the present owner to a very high standard and offering three bedrooms, modern bathroom, modern kitchen/breakfast room, lounge, garage and driveway and wonderful gardens. Wivenhoe offers a lot of excellent facilities to include mainline train station, good bus routes, ample shops and community events and of course the wonderful waterfront and quayside. Call for details.



Property Details.

All accommodation on ground level

Entrance Porch

Accessed via twin Upvc glazed doors and offering further door to.

Entrance Hall

With airing cupboard, storage cupboard, radiator, loft access and doors to.

Kitchen/Breakfast Room



15' 8" x 14' 3" (4.78m x 4.34m) An L shaped room with window to rear, door to rear garden, tiled floor, radiator, inset spotlights, half wood clad walls, a range of fitted units and drawers with worktops over, inset sink and drainer, inset electric hob, double oven, spaces for further appliances, tiled splash backs, eye level units.

Lounge



16' 0" x 14' 3" (4.88m x 4.34m) French doors to garden with side lights, feature fireplace, wood effect flooring, radiator, TV point.

Bedroom One



13' 6" x 10' 0" (4.11m x 3.05m) Bow bay window to front, radiator, fitted bedroom furniture.

Bedroom Two



10' 5" x 9' 6" (3.17m x 2.90m) Window to front, radiator, wood effect flooring, a fitted cupboard is currently covered over but could be reinstated.

Property Details.

Bedroom Three



10' 1" x 8' 9" (3.07m x 2.67m) Window to front, radiator, wood effect floor, fitted cupboard.

Bathroom



With two windows to side, tiled floor, tiled walls, P shape bath with curved screen and shower over, feature plinth lighting, vanity wash hand basin, enclosed cistern WC, heated towel rail.

Outside

Gardens



The front garden is mainly laid to lawn with various shrubs and plants, gated side access. The rear garden is a good size and mainly laid to lawn and enclosed by panel fencing with various trees, shrubs and plants, patio area, garden shed/workshop with fitted shelves and work bench, greenhouse and personal door to garage.

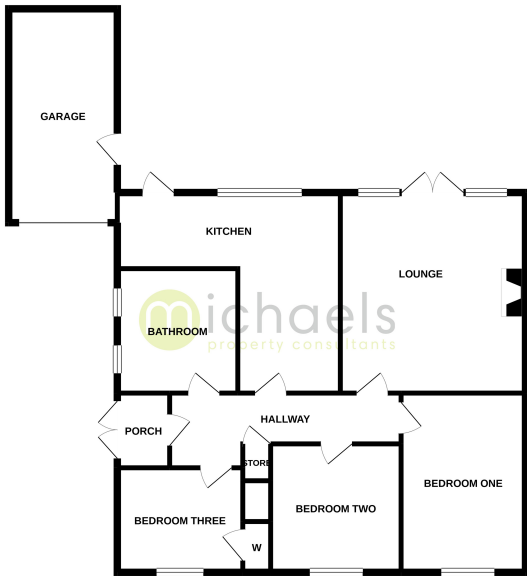
Garage and Driveway

To the the front of the property there is a resin driveway offering off road parking leading to a garage with up and over door, power and light connected and personal door to garden.

Property Details.

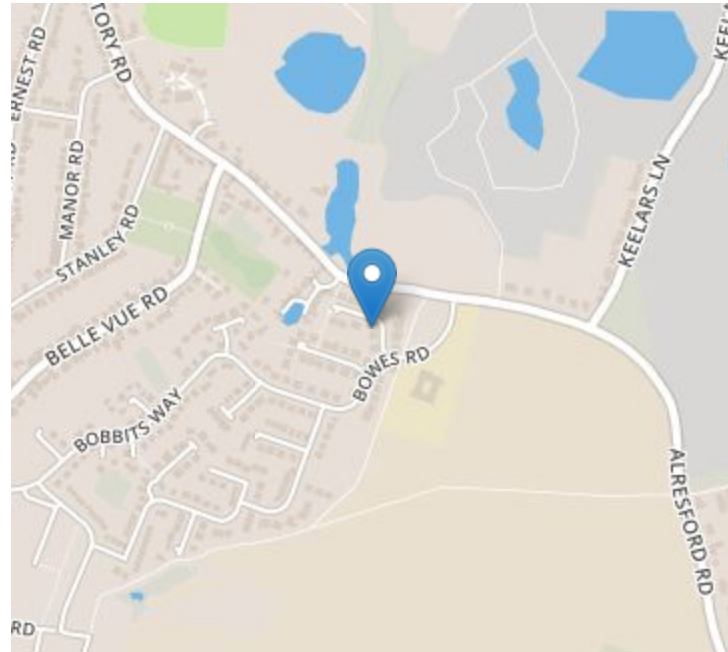
Floorplans

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.

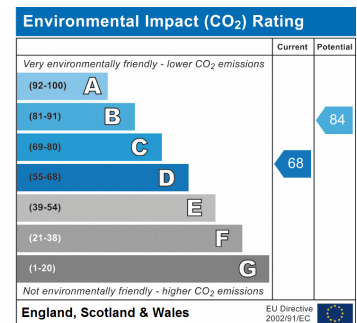
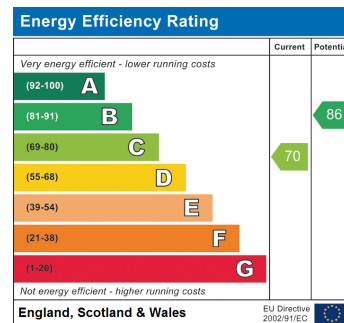


TOTAL FLOOR AREA: 1130 sq ft. (105.0 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, ceilings and other items are approximate and the responsibility is solely for any errors or omissions on the customer. This plan is for illustrative purposes only and should not be used to verify any dimensions or specifications. The architect, surveyor and contractor whose names are listed are not to be held responsible for any errors or omissions on the customer. Plans are subject to change without notice and are not to be used for any other purpose.

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.