



- Detached House
- Three bedrooms
- Well Presented Throughout
- 24ft Lounge/Diner
- Sun Room
- Generous Garden
- Garage
- Popular Location

59 Chaney Road, Wivenhoe, Colchester, Essex. CO7 9QZ.

A beautifully presented three bedroom detached family house located within this popular estate in Wivenhoe with great access to good local schools, shops, mainline train station, waterfront and Quay. Presented to a good standard throughout this home must be viewed to be fully appreciated. Highlights include three bedrooms, spacious 24ft lounge/diner, sun room, kitchen and utility area, generous garden and garage.



Property Details.

Entrance Porch

6' x 3' 2" (1.83m x 0.97m) With windows to both sides, window and door to hallway.

Hallway

With radiator, stairs rising to first floor, doors to:

Cloakroom



With window to side, radiator, laminate flooring, part tiled walls, wash hand basin, close coupled WC.

Lounge/Diner



24' 2" x 12' 2" (7.37m x 3.71m) With bay window to front, two radiators, wood effect floor, electric feature fireplace, open to sun room.

Sun Room



10' 3" x 9' 2" (3.12m x 2.79m) With window to rear and patio door to side, wood effect floor.

Kitchen



11' 10" x 8' (3.61m x 2.44m) With window to rear, radiator, laminate flooring, a range of matching eye level and base units with drawers and worktops over, tiled upstand, breakfast bar, double oven, induction hob with extractor over, bi-folding door to utility room.

Utility Room

8' 1" x 7' 10" (2.46m x 2.39m) With door to side and window to rear, a range of matching eye level and base units with worktop over, inset one and a half sink and drainer, space and plumbing for dishwasher and washing machine, space for fridge/freezer, door to garage.

First Floor

Landing

With window to side, airing cupboard, doors to:

Property Details.

Bedroom One



12' 4" x 9' 8" (3.76m x 2.95m) With window to rear, radiator, built in wardrobes.

Bedroom Two



10' 8" x 9' 9" (3.25m x 2.97m) With window to front, radiator.

Bedroom Three



9' 1" x 8' 9" (2.77m x 2.67m) With window to rear, radiator.

Bathroom



With obscure window to front, radiator, laminate flooring, panelled bath with shower over, enclosed cistern WC and wash hand vanity basin.

Rear Garden



A generous matured rear garden enclosed by fencing with gated side access, patio area with steps leading to lawn and a further decking area suitable for outdoor dining, garden shed and greenhouse to remain, various trees, plants and flowerbeds.

Front Of Property

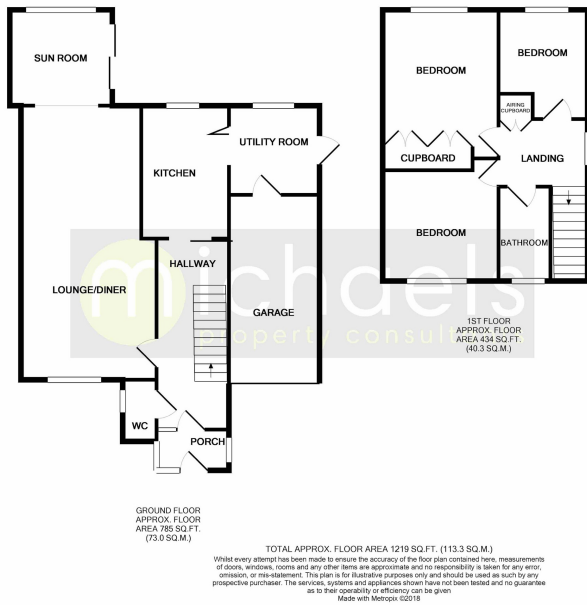
Hard standing providing off road parking in front of garage, various trees, shrubs and hedgerow.

Garage

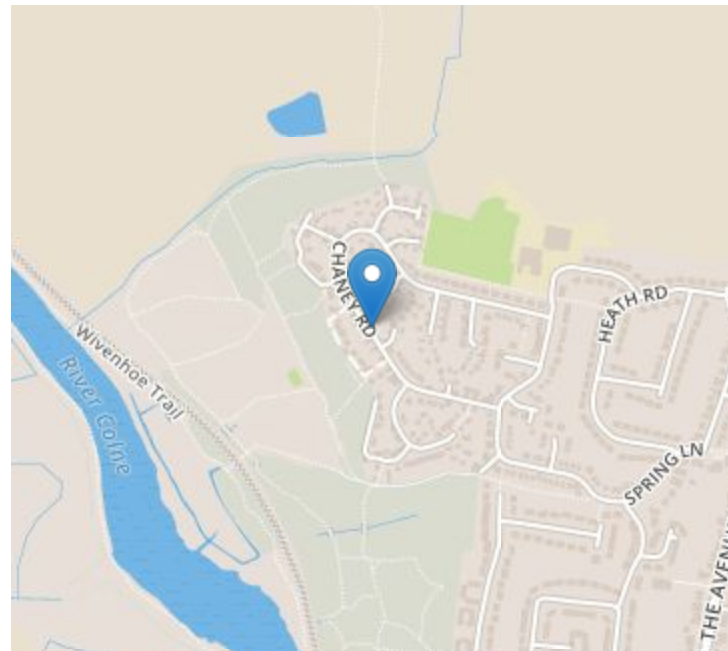
16' 8" x 8' 7" (5.08m x 2.62m) With up and over door to front, power and light connected.

Property Details.

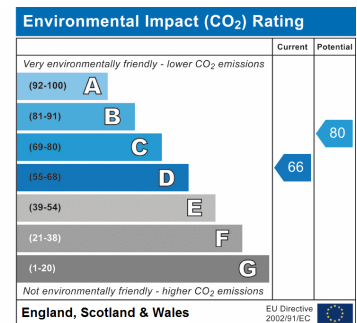
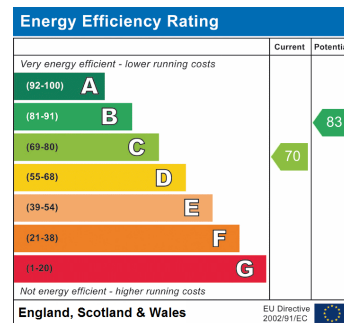
Floorplans



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.