



- Chain Free Sale
- Modern Home
- Generous Plot
- Individual Design
- Off Road Parking
- Semi Detached
- Two Bedrooms
- Popular Position

1a Denham Close, Wivenhoe, Colchester, Essex. CO7 9NS.

A unique and individual property in this popular cul-de-sac within the Millfields area of Wivenhoe. Currently offering lounge/diner, kitchen, shower room, conservatory, master bedroom, second bedroom, bathroom, sun deck, garden and off road parking. Within minutes you can be at the wonderful waterfront, good schools, shops, pubs, restaurants, river walks and of course the mainline train station with links to London Liverpool Street in just over the hour. Chain Free.



Property Details.

Ground Floor

Lounge/Diner



17' 8" x 15' 5" (5.38m x 4.70m) Window to front, fitted storage, under stairs cupboard, radiator, wood effect flooring and door to:

Kitchen



10' 7" x 9' 2" (3.23m x 2.79m) Window to rear, wood effect flooring, door to conservatory, door to shower room, a range of fitted units and drawers with worktops over inset sink, electric hob, electric oven, extractor, tiled splash backs, door to stairwell.

Wet Room



9' 5" x 5' 8" (2.87m x 1.73m) Window to rear, walk in shower with soak away, vanity wash hand basin, close coupled WC, tiled walls.

Conservatory



12' 5" x 9' 6" (3.78m x 2.90m) Brick plinth and Upvc construction with wood effect flooring and heating under.

Property Details.

First Floor

Bedroom One



17' 8" x 9' 2" (5.38m x 2.79m) Window to front, radiator and doors to:

Bedroom Two



10' 10" x 7' 4" (3.30m x 2.24m) French doors to sun deck, stair recess with fitted raised bed.

Bathroom



Obscure window to rear, P shape bath with shower and shower screen, close coupled WC, wash hand basin, heated towel rail, tiled walls.

Outside

Parking

Off road parking to front and twin gates to side into hard standing within garden.

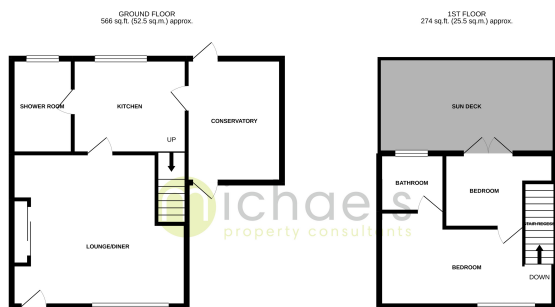
Garden



A wrap round plot, enclosed by panel fencing with gated access to front, gate to front, block paved area, AstroTurf area, garden shed/workshop.

Property Details.

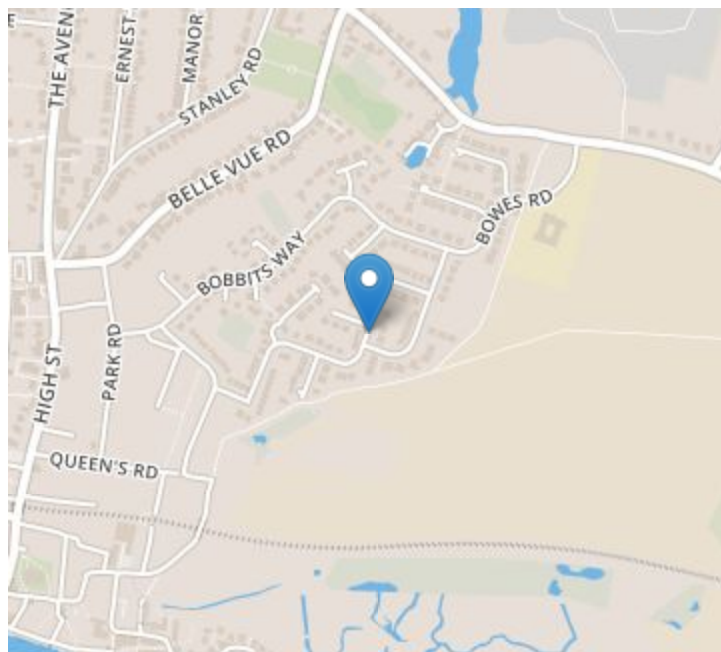
Floorplans



TOTAL FLOOR AREA: 840 sq ft (78.0 sqm) approx.

These plans should be taken under the supervision of the Estate Agent. Measurements are given as a guide only and are not intended to be relied upon for any purpose other than a general guide. The actual quantity of any material may vary due to the particular circumstances. The actual quantity of any material may vary due to the particular circumstances. The actual quantity of any material may vary due to the particular circumstances.

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.