



- Three Double Bedrooms
- Semi Detached
- Garage And Off Road Parking
- Field Views
- Open Plan Kitchen & Dining Room
- Ground Floor Shower Room
- En Suite
- Separate First Floor Shower Room

## 17 Henrietta Close, Wivenhoe, Colchester, Essex. CO7 9HF.

A beautifully presented and extended family home in this sought after position backing on to open fields with a wonderful open plan kitchen/family space and flexible accommodation to give three double bedrooms, one with an en suite, separate shower room on the first floor, further shower room downstairs, lounge, driveway and excellent garden. All this and close to Essex University, mainline train station with fast links to London Liverpool Street in just over the hour, Wivenhoe's waterfront and quayside, good local shops and amenities.





# Property Details.

## Ground Floor

### Hallway

3' 6" x 5' 2" (1.07m x 1.57m) Tiled Flooring, storage cupboard which houses the boiler and doors to;

### Kitchen/Dining Room



12' 0" x 22' 7" (3.66m x 6.88m) Windows, patio doors to rear, radiators, range of eye and low level fitted units with work surface over, inset sink and drainer, space for free standing cooker and gas hob with extractor over, space for free standing fridge/freezer, washing machine doors to;

### Living Room



11' 7" x 21' 1" (3.53m x 6.43m) Bay window to front, radiator, stairs up;

## Ground Floor Shower Room



Window to front, fully tiled suite, heated towel rail, shower cubicle, wash hand basin, W/C , bidet

## First Floor

### Landing

Loft access and doors to;

### Master Bedroom



11' 2" x 10' 8" (3.40m x 3.25m) Juliet balcony to rear, radiator, built in wardrobe and door to;

# Property Details.

## En Suite



Window to front, fully tiled suite, heated towel rail, jacuzzi bath with shower head over, W/C and wash hand basin.

## Bedroom Two



11' 9" x 11' 2" (3.58m x 3.40m) Window to rear, radiator, storage cupboard.

## Bedroom Three



11' 7" x 8' 7" (3.53m x 2.62m) Window to front, radiator.

## Shower Room

Sky light, single shower cubicle, W/C, wash hand basin and radiator.

## Outside

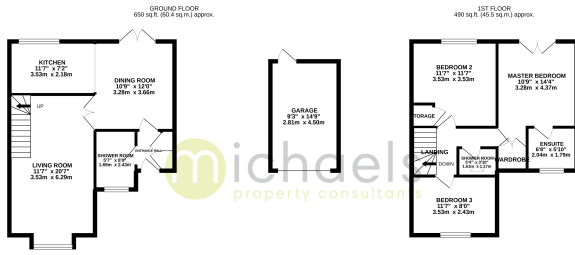
### Garden



Outside the property is enclosed by fencing, as well as backing onto fields the space is not over looked. Mainly laid to lawn, as well as a portion which has been slabbed creating a patio area. There is side gate for access from front to rear as well as a door into the detached garage. The garage has full power and lighting connecting.

# Property Details.

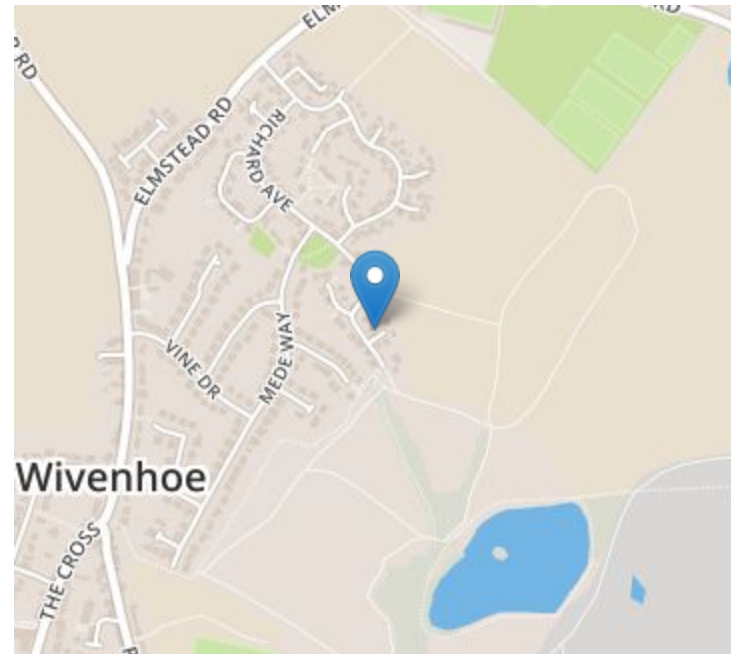
## Floorplans



TOTAL FLOOR AREA: 1100 sq ft (101.9 sq m) approx.

These floor plans are based on the information provided by the seller. They are not intended to be used as a guide for the purchase of the property. They are not intended to be used as a guide for the purchase of the property. They are not intended to be used as a guide for the purchase of the property. They are not intended to be used as a guide for the purchase of the property.

## 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.