



- Four Bedroom Semi Detached House
- Garage And Off Road Parking For Several Cars
- Quiet Cul De Sac Position
- Un Over Looked Garden
- Open Plan Kitchen & Dining Room
- Ground Floor Cloak Room, En suite & Family Bathroom
- Millfields Catchment
- Close To Station And Amenities

## 19 Bobbits Way, Wivenhoe, Colchester, Essex. CO7 9NJ.

A well presented semi detached family home in this popular Cul-De-Sac in Millfields Wivenhoe. This well presented four bedroom home has been updated and cared for by the current owners and offers brilliant space from start to finish. Highlights include the un over looked rear garden, ground floor cloakroom, ample storage cupboards, stylish kitchen/diner, garage and parking. Situated within easy reach of good schools, mainline train station with links to London Liverpool street in just over the hour and of course all the good local facilities that Wivenhoe offers including the waterfront and quayside. Call for further details and to arrange your viewing.





# Property Details.

## Ground Floor

### Hallway

13' 9" x 6' 6" (4.19m x 1.98m) Radiator, access to storage wardrobes, and doors to;

### Kitchen/Dining room



25' 7" x 16' 11" (7.80m x 5.16m) Single door to side, windows, patio doors and Velux windows to rear, radiator, range of eye and low level fitted units with work surface over, space for dishwasher, washing machine tumble dryer and free standing fridge and freezer, inset sink, space for free standing gas cooker and hob with extractor fan over.

### Study/Games Room

8' 10" x 11' 11" (2.69m x 3.63m) Opening through to dining area, radiator.

### Living Room



18' 10" x 12' 0" (5.74m x 3.66m) Window to front, sliding patio doors to rear, radiators.

### Cloakroom

Window to front, radiator, wash hand basin and W/C.

## First floor

### Landing

12' 3" x 5' 10" (3.73m x 1.78m) Window to front, radiator, airing cupboard, loft access and doors to;

### Master Bedroom



12' 1" x 12' 8" (3.68m x 3.86m) Window to rear, built in wardrobes, radiator and doors to;

### En Suite



Window to rear, radiator, wash hand basin, enclosed single shower cubicle and W/C.

# Property Details.

## Bedroom Two



10' 1" x 8' 1" (3.07m x 2.46m) Window to rear, radiator and space for wardrobe.

## Bedroom Three



8' 2" x 8' 8" (2.49m x 2.64m) Window to front, radiator.

## Bedroom four

8' 9" x 7' 8" (2.67m x 2.34m) Window to front, radiator.

## Family Bathroom



Radiator, wash hand basin, panelled bath with shower head over and shower curtain, W/C.

## Outside

### Garden



At the front of the house there is off road parking for a couple of vehicles. there is a side gate providing access into the back garden which takes you to a court yard space, which is suitable for bins and bike storage. You can also access the garage from this section.

The rear garden is un overlooked and fully enclosed by fencing. Its borders consist of small shrubs, plants and bushes , the rest of the space is predominantly laid to lawn . If you step out of the patio doors from the living room you there is a private patio area which is ideal for an outside seating arrangement.

