



- Detached Five Bedroom Family Home
- Ground Floor En Suite, Family Bathroom, WC and First Floor Bathroom
- Ample Off Road Parking & Double Garage
- Private Rear Garden
- Two Reception Rooms & Sun Room
- Kitchen- diner with Island
- Sought After Area - Close to Town & Station
- Log Burner & Bay Fronted Window
- Previously Extended
- Sought After Area- Close To Town & Station

## 9 Harvey Road, Wivenhoe, Colchester, Essex. CO7 9LH.

A rare opportunity to acquire this extended detached five-bedroom chalet bungalow. As you step inside the property you immediately feel welcomed by the generous hallway. The living accommodation to the ground floor includes two bedrooms one with an en-suite, a spacious ground floor family bathroom, and two further reception rooms where you will find a log burner and bay window to one of the rooms, modern fitted kitchen with island and French doors opening onto the rear enclosed garden, utility/second kitchen and sun room. To the first floor you are greeted by a spacious landing area which is currently used as a living room/home gym but is a very light versatile space. A further family shower room and three bedrooms will also be found on the first floor along with many Velux windows and eves storage.





# Property Details.

## Ground Floor

### Porch

3' 11" x 3' 0" (1.19m x 0.91m) UPVC front door, double glazed window to side, tiled floor.

### Entrance Hall

32' 0" x 4' 02" (9.75m x 1.27m) Wooden door opening onto entrance hall, two radiators, inset spot lights, parquet wood floor, under stairs storage, airing cupboard, stairs raising to first floor, doors leading to:

### 2nd Reception Room/ Ground Floor Bedroom

34' 0" x 4' 02" (10.36m x 1.27m) Double glazed window to front, radiator.

### Lounge



16' 01" x 13' 0" (4.90m x 3.96m) Double glazed bay fronted window to front, radiator, inset spotlights, two wall lights, log burner with slate hearth and wood mantle, French doors opening onto dining room.

### Dining Room

12' 04" x 9' 11" (3.76m x 3.02m) Vertical radiator, open plan onto kitchen.

### Kitchen



14' 06" x 9' 05" (4.42m x 2.87m) Double glazed window to rear, inset spotlights, French doors opening onto the rear garden, shaker style kitchen including a range of base units/draws, wall mounted units, laminate work top, tiled splash back, integrated oven, stainless steel sink with right hand drainer, island with stainless sink and power, gas hob over head fan, space for dish washer and fridge freezer.

## Home Office/ Reception Room



14' 09" x 9' 3" (4.50m x 2.82m) Two double glazed windows to rear, radiator, inset spotlights, currently used as home office/ music room.

## Utility/ 2nd Kitchen

14' 01" x 8' 05" (4.29m x 2.57m) Double glazed window to rear, inset spotlights, tiled floor, range of wall and base units, laminate work top, wall mounted boiler, stainless steel sink, space for washing machine, tumble dryer, fridge and freezer.

## Sun Room

13' 05" x 5' 06" (4.09m x 1.68m) Double glazed windows to rear and side, French doors opening onto the rear garden, tiled floor.

## Ground Floor Bathroom



10' 07" x 8' 06" (3.23m x 2.59m) Double glazed obscure window to side, heated towel rail, inset spotlights, part tiled walls, storage cupboard, fitted suite including, vanity unit, low level WC, free standing bath and separate shower enclosure.

## Ground Floor Bedroom

10' 11" x 10' 11" (3.33m x 3.33m) Double glazed window to side, space for bedroom furniture, inset spotlights, walk in wardrobe, door leading to en-suite

## En Suite

6' 09" x 6' 05" (2.06m x 1.96m) Double glazed window to side, inset spotlights, white suite including vanity unit, tiled splash back, low level WC, walk in shower, towel rail.

# Property Details.

## First Floor

### Landing/ First Floor Reception Room



28' 03" x 18' 05" (8.61m x 5.61m) A light and airy landing/ living room offering versatile living accommodation, loft access, eves storage, several velux windows, doors leading to:

### Bedroom Two



14' 09" x 9' 03" (4.50m x 2.82m) Double glazed window to front, Velux window, radiator, eves storage, space for double bed and furniture.

### Bedroom Three



14' 08" x 13' 09" (4.47m x 4.19m) Velux window to side, radiator, eves storage, space for bedroom furniture.

### Bedroom Four

10' 08" x 9' 02" (3.25m x 2.79m) Double glazed window o front, radiator, space for double bed and furniture.

### Shower Room

6' 08" x 6' 06" (2.03m x 1.98m) Velux window to side, towel rail, inset spotlights, white suite including low level WC, tiled splash back, corner shower cubicle with tiled splash back.

## Outside

### Off Road Parking & Garage

Off-road Parking & Garage

Block-paved driveway creating ample off-road parking, retained by privacy hedging, raised brick-boarder flower bed, side access leading to the rear garden via two gated entrances. Double garage with up and over door, power points and light.

### Rear Garden

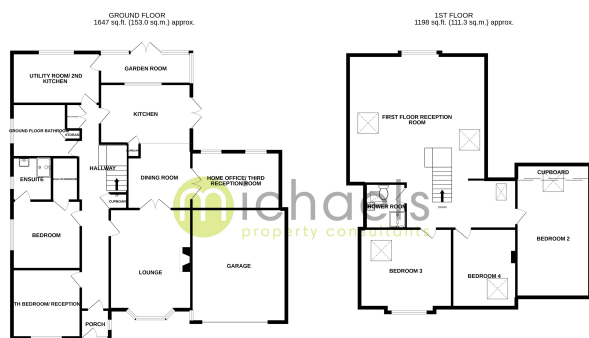


A beautifully well maintained mature rear garden, including well established trees, fruit trees, shrubs, bushes, vegetable patch, the remainder of the garden is laid to lawn and patio. Garden shed with power points, outside taps, retained by brick wall and privacy fencing.



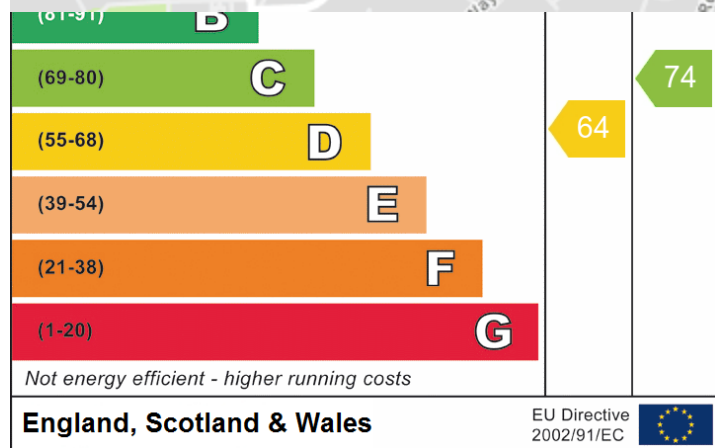
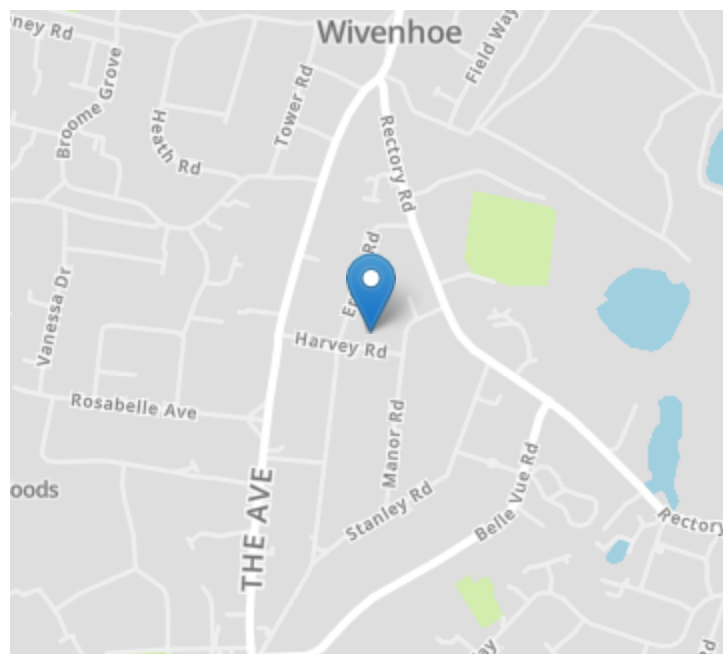
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 2845 sq ft (264.3 sq m) approx.  
 \*We have carried out a visual inspection of the property and have not carried out a structural survey. We are not responsible for any structural defects or other defects which may be present in the property. The information is given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The information is given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The information is given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

## Location



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.