



- Detached
- Off Road Parking & Garage
- Modern Bathroom
- Two double bedrooms
- Lounge / Diner
- No Onward Chain

7 Paddock Way, Wivenhoe, Colchester, Essex. CO7 9HL.

Offered with no onward chain is this detached bungalow with a generous garden. Sitting in a sought after position in a small cul-de-sac close by to countryside walks and remaining within easy reach of good local amenities. Its main features consists of off road parking, a detached garage, and a good sized garden. This property is ideal for someone who is downsizing but still needs spacious accommodation and un-overlooked garden to enjoy. early viewings are strongly advised.



Property Details.

Ground Floor

Hallway

Radiator, loft access, and doors to;

Living/Dining room



18' 0" x 10' 11" (5.49m x 3.33m) Windows to rear, radiator, telephone point, and doors out to patio area.

Kitchen



11' 4" x 9' 11" (3.45m x 3.02m) window to rear, laminate flooring, washing machine, fridge and freezer to remain (STN), electric oven and hob with extractor hood over, stainless steel inset sink, range of eye level and low level units with work surface over, door out to garden.

Bedroom one



12' 8" x 10' 11" (3.86m x 3.33m) window to front, floor to ceiling integrated wardrobe, radiator.

Bedroom two



8' 9" x 9' 10" (2.67m x 3.00m) Free standing wardrobe to remain (STN) window to front, radiator.

Property Details.

Bathroom



6' 7" x 4' 6" (2.01m x 1.37m) Window to side, walk in double length shower, wash hand basin and W/C, heated towel rail.

Outside

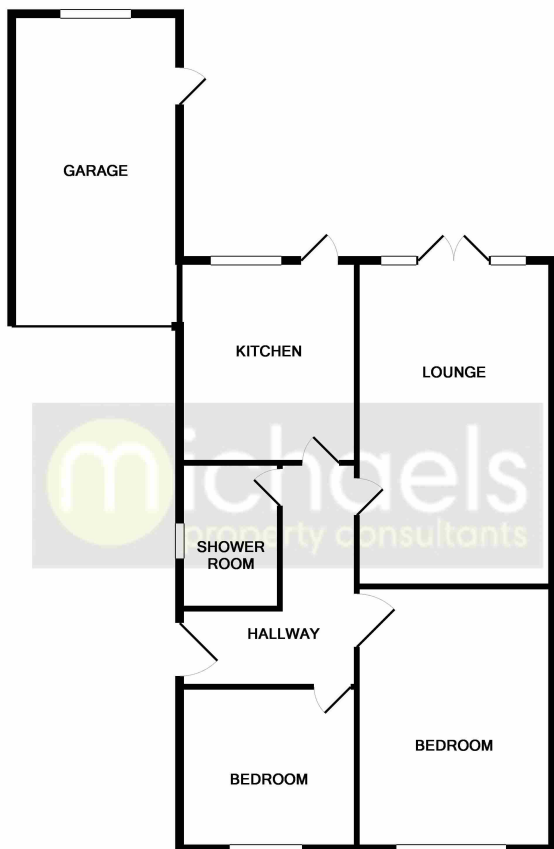
Garden



The garden is well established with a range of small trees, bushes and flowers, as well as a small grass and patio area ideal for seating and enjoying the sun as its south west facing. To the front of the bungalow there is plenty of off road parking as well as a detached garage down the side. Garage has access from a side door from the garden. it has full power and lighting and would provide space for another fridge freezer and tumble dryer. the door at the front is an electric roller door.

Property Details.

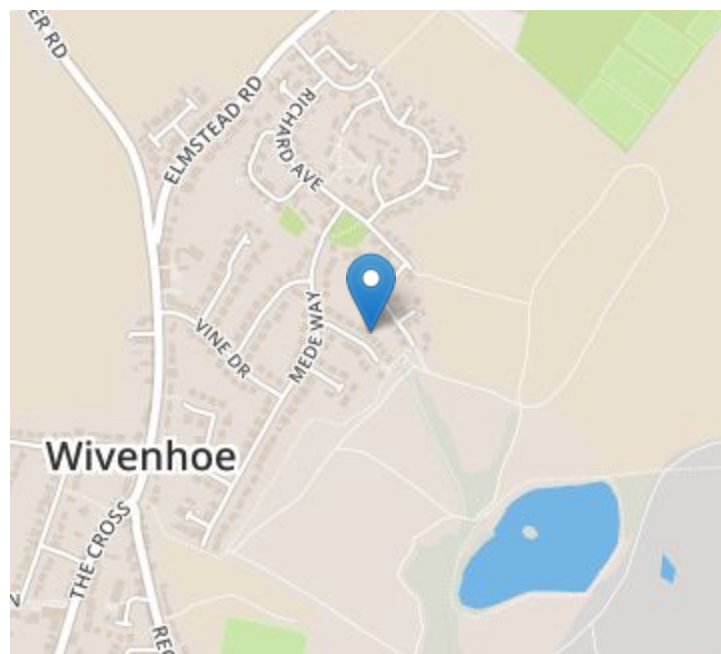
Floorplans



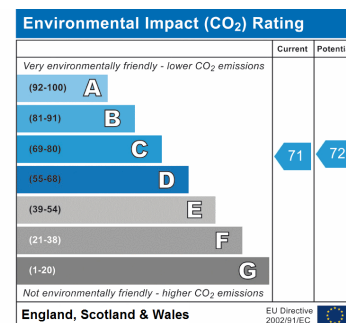
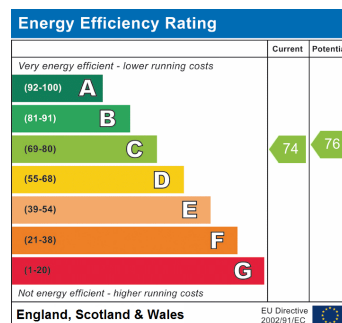
TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.