



- Detached Bungalow
- Quiet Cul De Sac Location
- Off Road Parking & Garage
- Un Over Looked Garden
- Well Presented And Maintained.
- Shower Room and Bathroom
- Three Bedrooms
- Sun Room
- Close To Station And Amenities

4 Rosetta Close, Wivenhoe, Colchester, Essex. CO7 9RX.

This superb detached bungalow resides down a quiet and peaceful close in the sought after town of Wivenhoe. Located within close proximity from the train station with its fast links to London Liverpool Street, beautiful woodland walks, access to the Wivenhoe trail, the waterfront and excellent local amenities. This home has been extended and modernised to a good standard and now offers three bedrooms, shower room, modern bathroom, kitchen/breakfast room, bright and spacious living/dining room, garage, ample parking and of course great gardens.



Property Details.

Ground Floor

Hallway

Radiator, storage cupboard, doors to lounge, bedrooms, study and bathroom

Living/Dining Room



16'5" x 14'7" (5.00m x 4.45m) Radiator, windows to front and rear, doors to:

Kitchen



19'7" x 10'3" (5.97m x 3.12m) Radiator, low level storage units, sink and drainer, integrated gas hob, integrated electric oven, space for white goods, window front and single door to front, fitted breakfast bar, door to shower room

Shower Room

7'1" x 5'5" (2.16m x 1.65m) Tiled walls, radiator, hand wash basin, WC, shower, window to rear.

Bedroom one



Bedroom One 14'7" x 9'7" (4.45m x 2.92m) Radiator, window to rear, fitted mirrored wardrobes.

Bedroom Two



Bedroom Two 10'10" x 8'4" (3.30m x 2.54m) Radiator, window to rear.

Bedroom Three/ office/study



Office/Study 8'4" x 8'4" (2.54m x 2.54m) Radiator, doors to:

Property Details.

Conservatory



9'8" x 8'6" (2.95m x 2.59m) Windows, door to garden

Bathroom



Bathroom 7'9" x 5'9" (2.36m x 1.75m) Radiator, hand wash basin, WC, Jacuzzi bath (21 outlets) with power shower attachment, window to front.

Outside

Garden



Rear Garden Patio, mainly laid to lawn, side gated access, mature shrubs, trees and plants, garden shed to remain and bin store.

Garage

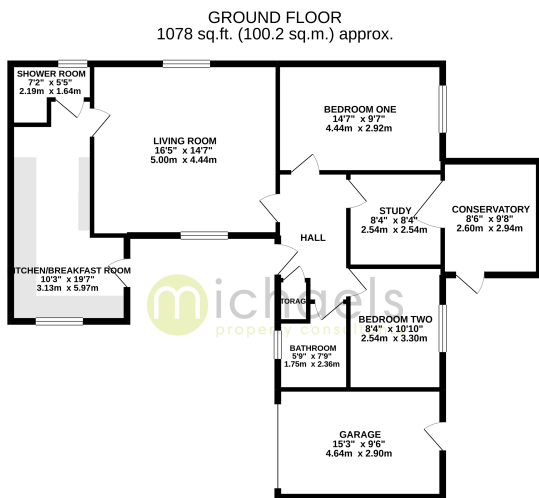
Garage 15'3" x 9'6" (4.65m x 2.90m) Power, up and over door to front, door to rear garden

Agents notes

horizontal wood Blinds will remain with the property. There is a loft ladder providing access to the loft. The loft is fully insulated and partly boarded. The property has got cavity wall insulation.

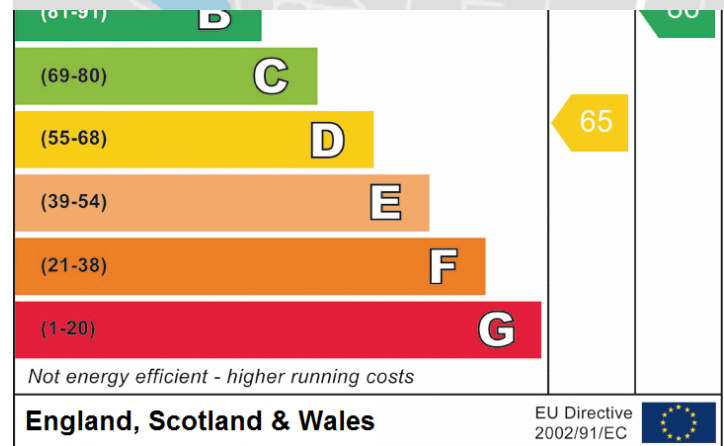
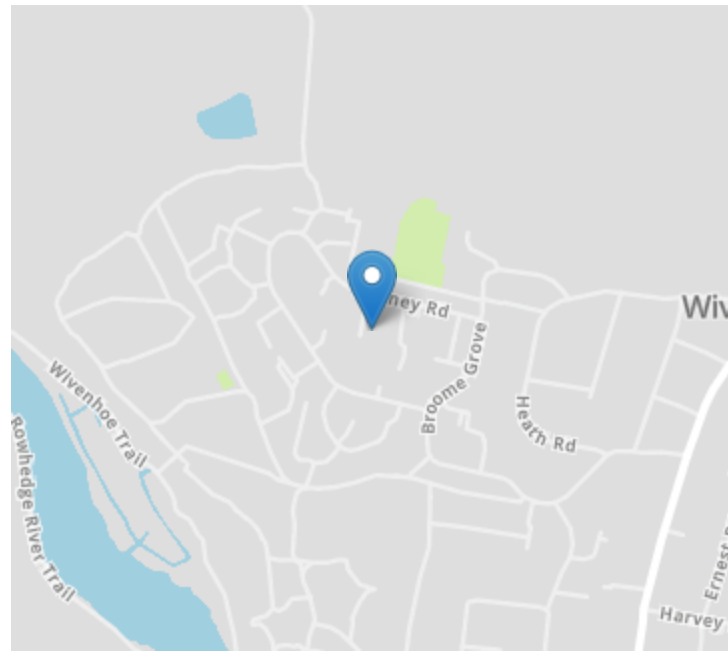
Property Details.

Floorplans



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements are taken from the walls and may vary slightly from the actual measurements. The plan is for general guidance only and should not be used as a basis for any other purpose. The agent is not responsible for any errors or omissions. Plans are subject to change without notice.

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.