



- Detached House
- Four First Floor Bedrooms
- Chain Free
- Extended
- Three Reception Rooms
- Bi Fold Doors To The Rear Garden
- Garage & Off Road Parking
- Flexible Accommodation
- Great Garden

**30 Valley Road, Wivenhoe, Colchester, Essex. CO7 9NA.**

Offered with no onward chain is this established detached extended home offering flexible accommodation. Sitting in a generous plot with a mature and secluded garden. Highlights include four first floor bedrooms and family bathroom, ground floor WC, three reception rooms, extended kitchen with bi folding doors. Found in the much requested Mill Fields development with good schooling, simple train station access and of course Wivenhoe's picturesque waterfront and quayside, Must be viewed.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, stairs to first floor,

### WC

Double glazed obscure window to side, radiator, WC, wall mounted wash hand basin.

### Sitting Room



22' 3" x 17' 1" (6.78m x 5.21m) Double glazed window to front, two radiators, inset spot lights, understairs storage.

### Study



12' 1" x 9' 9" (3.68m x 2.97m) Double glazed window to rear, radiator.

## Dining Area



10' 2" x 7' 10" (3.10m x 2.39m) Large double glazed windows to side and radiator.

## Kitchen



18' 1" x 10' 2" (5.51m x 3.10m) Double glazed window to side, radiator, bifold doors to side and rear, loft access, fitted kitchen including range of wall and base units, stainless steel sink, range style cooker, space for: fridge/freezer, washing machine and dish washer ( these are not included in the sale)

## First Floor

### Landing

Double glazed window to side, airing cupboard, doors leading to:

# Property Details.

## Bedroom



14' 6" x 11' 0" (4.42m x 3.35m) Double glazed window to front, inset spot lights, radiator.

## Bedroom

14' 1" x 11' 2" (4.29m x 3.40m) Double glazed window to rear, radiator.

## Bedroom

11' 2" x 8' 9" (3.40m x 2.67m) Double glazed window to front, radiator, storage cupboard.

## Bedroom

8' 2" x 6' 7" (2.49m x 2.01 m) Double glazed window to rear, radiator.

## Family Bathroom



Double glazed obscure window to rear, inset spot lights, towel radiator, tiled floor and walls, WC, wall hung basin and shower encloser.

## Outside

### Rear Garden



A private enclosed rear garden retained by fencing, and mature trees, the garden is mainly laid to lawn and patio, mature flower beds, side access leading to the garage and driveway.

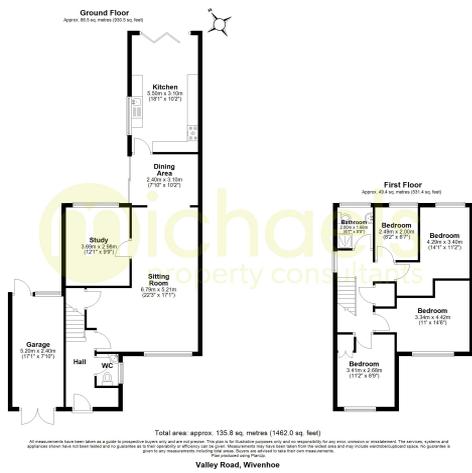
### Driveway & Garage



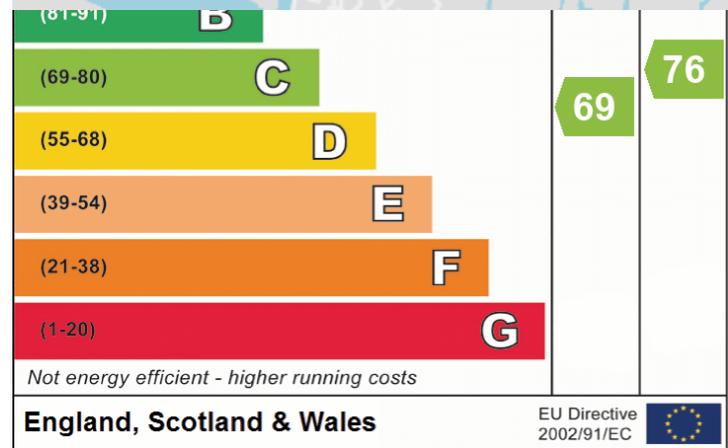
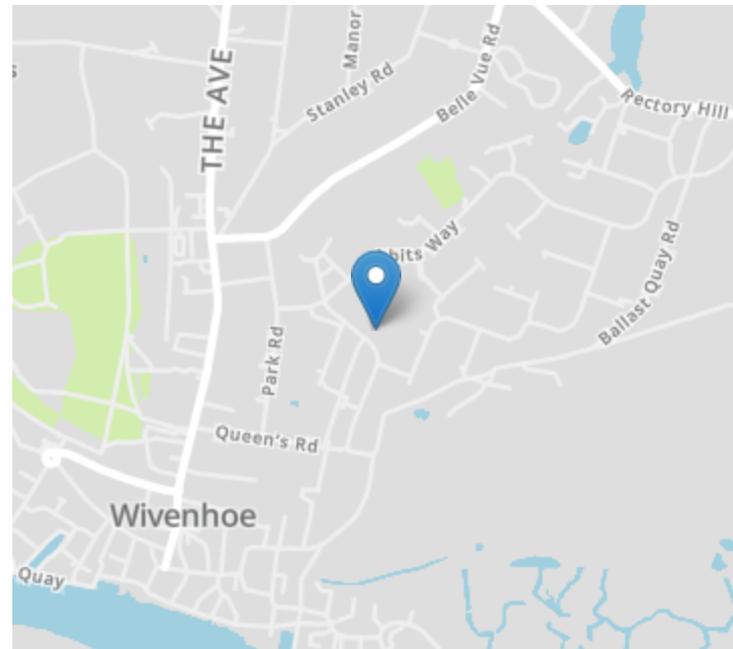
Off road parking via the driveway, garage with power.

# Property Details.

## Floorplans



## 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.