



- Off Road Parking
- Semi Detached
- Two Double Bedrooms
- First Floor Bathroom & Downstairs Cloakroom
- Living Room
- Kitchen/Diner
- Close By To Wivenhoe Train Station

**The Willows, Valfreda Way, Wivenhoe, Colchester, Essex. CO7 9PJ.**

A modern semi detached two bedroom house with off road parking positioned in the centre of Wivenhoe within easy reach of good local schools and the mainline train station with fast links to London Liverpool Street Station in just over the hour. Highlights include two bedrooms, bathroom, ground floor cloakroom, kitchen/diner, living room, garden and two parking spaces. Early viewing highly advised to fully appreciate what this property has to offer.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, doors leading to:

### Cloakroom

Double glazed obscure window to front, vanity wash hand basin, low level WC, ceiling extractor fan.

### Living Room



15' 8" x 13' 3" (4.78m x 4.04m) Double glazed window to rear, radiator, inset adjustable remote spot lights, understairs storage.

## Kitchen/Diner



4.775m x 2.443m (15' 8" x 8' 0") Double glazed window to rear, inset adjustable remote spot lights, French doors to garden, open plan kitchen/diner, shaker style kitchen, laminate worktop, right hand drainer, Neff integrated appliances slide and hide oven, microwave, hob and cooker hood, space for washing machine.

## First Floor

### Landing

Double glazed window to side, airing cupboard, loft access ( the loft is part boarded, insulated and has a ladder)

# Property Details.

## Bedroom One



4.775m x 3.42m (15' 8" x 11' 3") Double glazed window to front, two radiators, fitted storage.

## Bedroom Two



3.103m x 2.354m (10' 2" x 7' 9") Double glazed window to rear, radiator.

## Family Bathroom



Double glazed obscure window to rear, splash back panelling, panelled bath, over head shower, low level WC, vanity unit.

## Outside

### Rear Garden



Mainly laid to lawn, patio area, side access, retained by fencing.

### Off Road Parking

Block paved driveway to the front aspect of the property creating off road parking for two vehicles.

