



- Beautifully Presented
- Three bedrooms
- Ground floor Cloakroom
- Landscaped Gardens
- Solar Panels and Triple Glazing
- Home Office

**51 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PX.**

A beautifully presented and vastly improved three bedroom family home in this popular position in Wivenhoe. Having undergone some brilliant upgrades to include triple glazing, Solar Panels with battery storage, garage conversion, extension, landscaped garden, refitted kitchen and bathroom this excellent home is ready to move into. On the doorstep are good schools, shops, woodland walks, mainline train station and of course Wivenhoe's waterfront and quayside.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance is made via a composite door with frosted side panel, window to side, radiator, stairs to first floor with storage cupboards under, doors to.

### Lounge/Diner



25' x 11' 9" (7.62m x 3.58m) Bay window to front, two radiators, log burner with stone hearth, French doors to rear, TV point.

### Kitchen



14' 1" x 9' 1" (4.29m x 2.77m) Two Windows to side, door to rear lobby, a contemporary range of shaker style units and drawers, worktops over, inset sink and drainer, matching eye level units, space for American fridge/freezer, fitted oven, gas hob and extractor, space for washing machine and dishwasher, natural stone splashbacks, boiler cupboard.

### Rear Lobby

radiator and doors to garden and cloakroom.

## Cloakroom



Window to rear, close couple WC with built in sink unit, travertine tiling, radiator.

## First Floor

### Landing

Offering window to side, loft access and doors to.

### Bedroom One



11' 11" x 10' 7" (3.63m x 3.23m) Window to front and radiator.

### Bedroom Two



12' 5" x 8' 3" (3.78m x 2.51m) Window to rear, radiator, fitted airing cupboard.

# Property Details.

## Bedroom Three



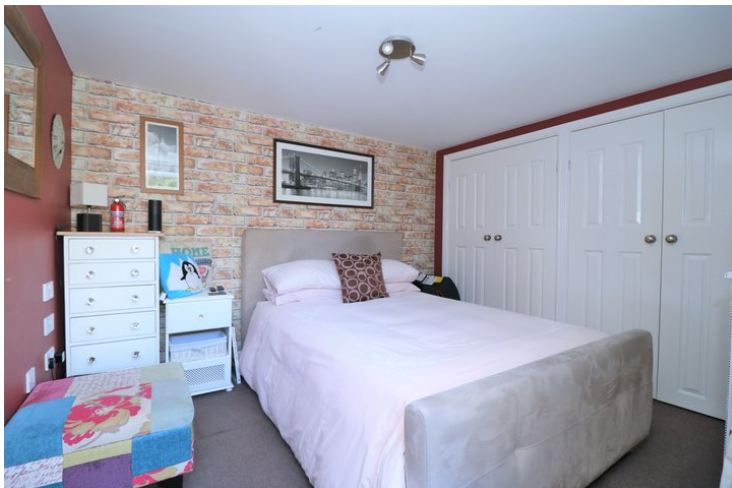
8' 11" x 7' 1" (2.72m x 2.16m) Window to rear and radiator.

## Bathroom



Window to side, P shape bath with shower and screen over, close couple WC, pedestal wash hand basin, extractor, tile effect flooring, heated towel rail, tiled walls.

## Garage



Currently used as .

Garden Room 11'1 x 9'10 with power and light connected and window to side, two storage cupboards.

Home Office 10' x 6'2 Window to side, french doors to rear, power and light



connected.

If required this can be converted back to a formal garage.

## Front Garden

Mainly lawn with hedging to front forming boundaries. The rest has been landscaped. The driveway runs to the side and also forms park of the front garden to provide off road parking.

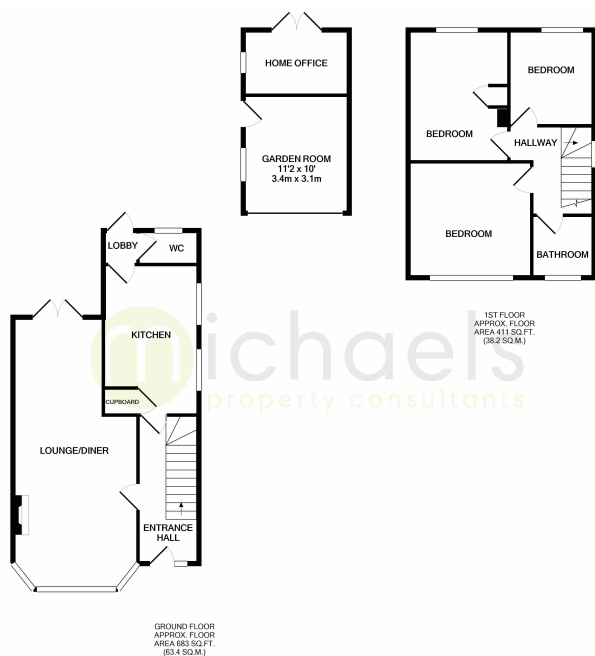
## Rear Garden



A low maintenance garden all enclosed by panel fencing with stone patio area, artificial lawn, raised decking area currently with pergola over, raised beds with various shrubs and plants, outside lighting, modern shed and access to the garden room, home office and gated access to the front.

# Property Details.

## Floorplans



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**TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.6 SQ.M.)**

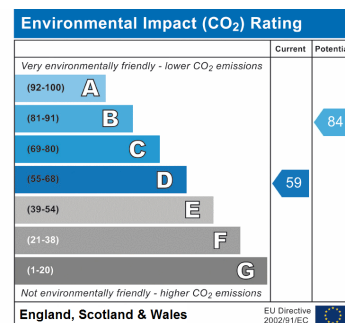
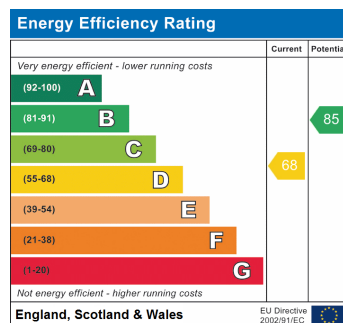
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

