



- Four Bedrooms
- En Suite, Family Bathroom & Downstairs Cloakroom
- Sought After Location
- Millfields Catchment
- Double Glazed & Gas Central Heating
- Solar Panels
- Garage & Off Road Parking
- Two Reception Room
- Kitchen / Diner & Utility Room

## 5 Littlefield Rectory Hill, Wivenhoe, Colchester. CO7 9LU.

A charming family home positioned on the popular development, Littlefield of Wivenhoe. within easy reach of the Waterfront and mainline train station with fast links to London Liverpool Street in just over the hour. Offering fantastic accommodation throughout, including four double bedrooms with en suite to master and family bathroom, two reception rooms to the ground floor, kitchen/dining room, utility and WC. Well stocked rear garden that is beautifully maintained. Viewing is highly advised to fully appreciate what the property has to offer.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, inset floor mat, radiator, under stairs storage, stairs rising to first floor.

### Lounge



17' 0" x 10' 03" (5.18m x 3.12m) Double glazed sash window to front, French doors to rear, gas fireplace with tiled hearth and wood surround, radiator.

### Dining Room



10' 08" x 8' 1" (3.25m x 2.46m) Double glazed sash bay fronted window to front, radiator.

### WC

5' 11" x 4' 02" (1.80m x 1.27m) Double glazed obscured window to rear, part tiled walls, wall mounted fuse box, low level WC, wall mounted sink.

## Kitchen / Diner



16' 10" x 15' 06" (5.13m x 4.72m) Double glazed window and door to rear, inset spot lights, tiled floor, fitted kitchen includes range of base units and drawers, wall units, laminate worksurface, tiled splash back, stainless steel one and a half bowl sink with left hand drainer, integrated Neff double oven, dish washer, fridge/freezer, open plan onto dining room.

### Utility

8' 10" x 5' 05" (2.69m x 1.65m) Double glazed window to front, tiled floor, radiator, range of wall and base units, laminate worktop, stainless steel sink, space for washing machine/ tumble dryer.

## First Floor

### Landing

Two double glazed windows to rear, two radiators, loft access, the loft includes, loft ladder, insulation, boarding and a light.

### Bedroom



15' 04" x 12' 10" (4.67m x 3.91m) Two double glazed windows to front, two radiators and fitted wardrobe.

# Property Details.

## En Suite



5' 05" x 9' 10" (1.65m x 3.00m) Double glazed obscure window to front, tiled floor and walls, enclosed shower cubicle, low level WC and wash hand basin.

## Bedroom



13' 08" x 9' 06" (4.17m x 2.90m) Double glazed sash window to front, radiator, storage cupboard and fitted wardrobe.

## Bedroom



11' 09" x 8' 10" (3.58m x 2.69m) Double glazed windows to rear and side, radiator.

## Bedroom

10' 01" x 9' 06" (3.07m x 2.90m) Double glazed window to front, radiator, built in storage.

## Family Bathroom



7' 03" x 6' 06" (2.21m x 1.98m) Double glazed obscure window to rear, radiator, tiled walls, ceiling fan, inset spot lights, bathroom suite including bath with bifold shower screen, wash hand basin and low level WC.

## Outside

### Rear Garden



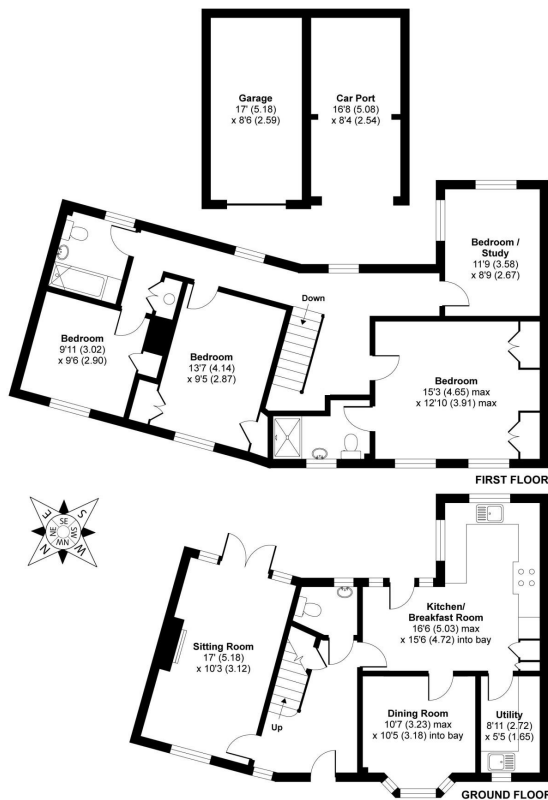
A beautifully well maintained rear garden, laid to lawn, raised shingle area with mature shrubs, patio area water feature and foot path leading to rear gated access to the driveway. Retained by privacy fencing and brick wall. Gated access leading to carport, garage and parking.

### Garage & Off Road Parking

Off road parking positioned behind the property, in front of the garage and carport. Raised garden to the side with gated access into Amberly Close.

# Property Details.

## Floorplans

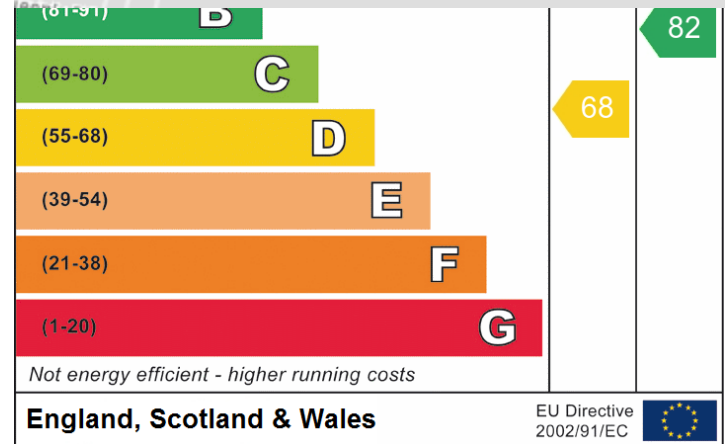
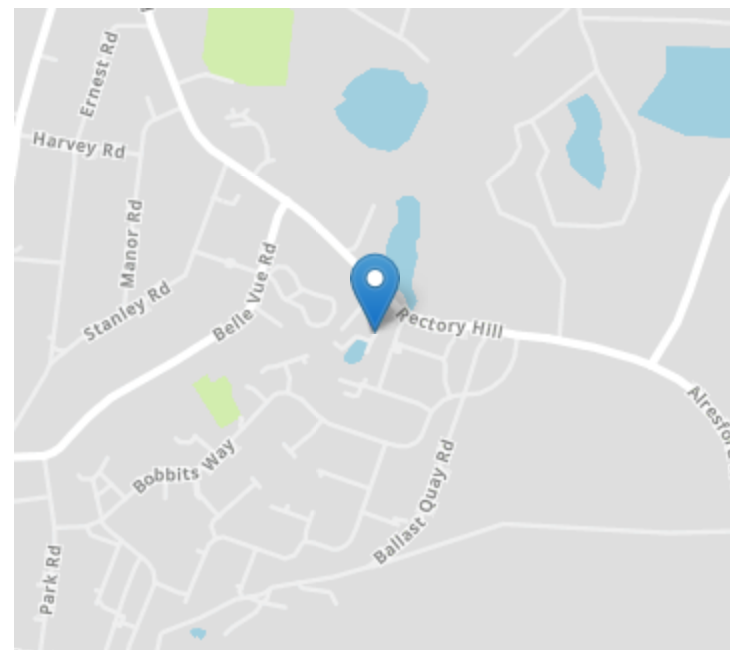


### Littlefield, Rectory Hill, Wivenhoe, Colchester, CO7

APPROX. GROSS INTERNAL FLOOR AREA 1714 SQ FT 159.2 SQ METRES (EXCLUDES CARPORT & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## 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.