



- Beautifully Presented
- Cul-De-Sac Position
- Modernised and Improved
- Generous Garden
- Three Bedrooms
- Garage and Parking
- Conservatory
- Ground Floor Cloakroom

5 Barr Close, Wivenhoe, Colchester, Essex. CO7 9RG.

A beautifully presented and fully modernised semi detached family home in this popular Cul-De-Sac in Millfields Wivenhoe. This immaculate three bedroom home has been updated and cared for by the current owners and offers brilliant space from start to finish. Highlights include the generous rear garden, ground floor cloakroom, ample storage cupboards, stylish kitchen/diner, conservatory, garage and parking. Situated within easy reach of good schools, mainline train station with links to London Liverpool street in just over the hour and of course all the good local facilities that Wivenhoe offers including the waterfront and quayside. Call for further details and to arrange your viewing.



Property Details.

Ground Floor

Entrance Hall

Accessed via composite door with wood effect flooring, window to side, radiator, stairs to first floor with storage cupboard under, further cupboard and doors to.

Cloakroom



With window to side, close coupled WC, wash hand basin.

Lounge



14' 0" x 10' 8" (4.27m x 3.25m) With window to front, radiator, TV point, gas fire, and open to kitchen/diner.

Kitchen/Diner



16' 10" x 13' 6" (5.13m x 4.11m) Window to rear, patio doors to conservatory, part tiled/part wood effect flooring, radiator, door to hallway, a modern range of fitted units and drawers with worktops over, inset sink, breakfast bar area, matching eye level units, space for washing machine, space for dishwasher, space for oven with extractor over and splashback, space for fridge/freezer.

Conservatory



9' 0" x 6' 4" (2.74m x 1.93m) Brick plinth and Upvc construction with french doors to garden and wood effect flooring.

First Floor

Landing

With window to side, large storage cupboard, loft access and doors to.

Property Details.

Bedroom One



14' 4" x 9' 10" (4.37m x 3.00m) Window to front, fitted full length wardrobes, radiator, airing cupboard.

Bedroom Two



10' 7" x 10' 3" (3.23m x 3.12m) Window to rear, radiator, fitted storage cupboard.

Bedroom Three



9' 3" x 6' 8" (2.82m x 2.03m) Window to front, radiator, fitted cupboard.

Bathroom



Obscure window to rear, panel bath with shower screen and electric power shower over, close coupled WC, pedestal wash hand basin, radiator, tiled walls and tiled floor.

Outside

Rear Garden



Commencing with patio area, gated side access, door to garage, steps up to a further raised area with railings and railway sleepers, further steps to generous lawned area with various trees, shrubs and plants.

Garage and Parking

The garage offers up and over door to front, door to garden, power and light connected and with parking available in front.

Property Details.

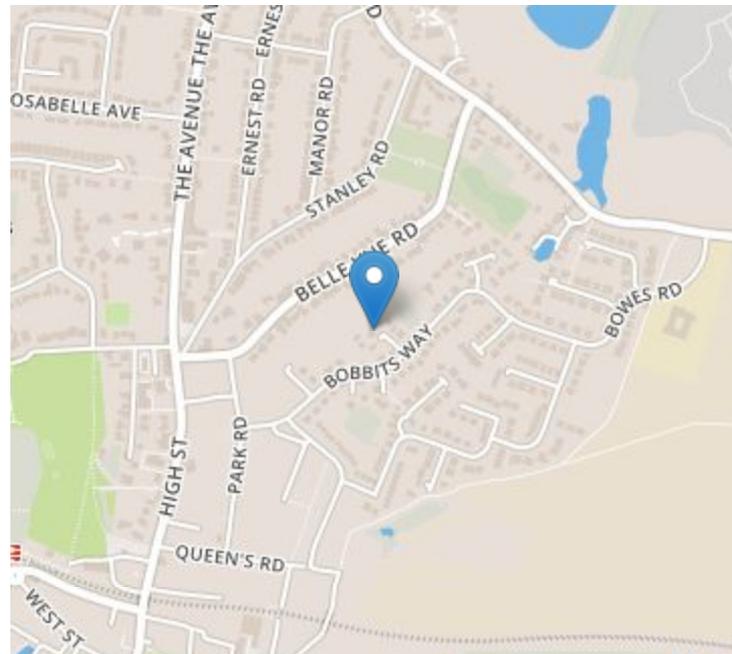
Floorplans



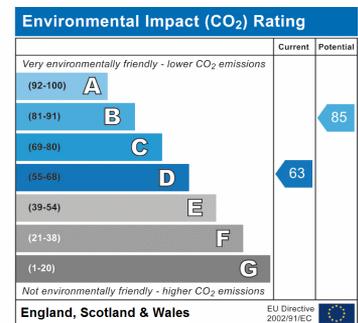
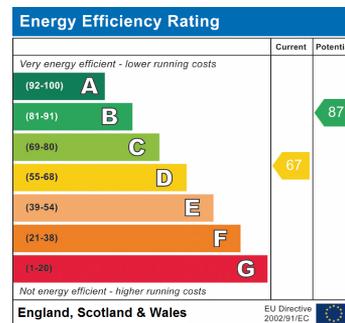
TOTAL FLOOR AREA: 1153 sq. ft. (107.1 sq. m) approx.

When using plans, you have made no reference to the accuracy of the floor plan. The floor plan is provided 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.

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.