



- Semi Detached
- Four Bedrooms
- En-Suite To Master
- Garage
- Off Road Parking
- Good School Catchment

### 46 Bobbits Way, Wivenhoe, Colchester, Essex. CO7 9NJ.

A brilliantly extended and improved family home in the centre of the Milfields development close by to the excellent school and within easy reach of mainline train station and local amenities. This home offers four first floor bedrooms, en-suite to master, family bathroom, lounge, dining room, kitchen, conservatory, garage, ample parking and great garden. Wivenhoe also offers good University access, the wonderful waterfront and quayside and plenty of local pubs and restaurants.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor, window to front, doors to lounge and recess with potential to convert to a WC.

### Lounge



3.79m x 3.51m (12' 5" x 11' 6") Bow bay window to front, under stairs cupboard, open to.

### Dining Room



3.35m x 2.42m (11' 0" x 7' 11") Patio doors to rear, radiator, door to kitchen.

## Conservatory



3m x 2.89m (9' 10" x 9' 6") Upvc construction with door to garden.

## Kitchen



14' 1" x 10' 2" (4.29m x 3.10m) Split in to two parts with two windows to rear, door to rear lobby, a range of fitted units and drawers with worktops over, inset sink and drainer, spaces for washing machine, dishwasher, fridge/freezer, cooker, radiator, extractor, tiled splashback, matching eye level units.

## Lobby

With doors to garden and garage.

## Garage

5.24m x 2.59m (17' 2" x 8' 6") Up and over door to front, power and light connected, fitted storage.

## First Floor

### Landing

With doors to.

# Property Details.

## Bedroom One



4.84m x 2.75m (15' 11" x 9' 0") Window to front, radiator and door to en-suite.

## En-Suite



Obscure window to rear, shower cubicle, close couple WC, wash hand basin, radiator.

## Bedroom Two



4.01m x 2.69m (13' 2" x 8' 10") Window to front, wood effect floor, radiator, fitted wardrobe.

## Bedroom Three

2.81m x 2.69m (9' 3" x 8' 10") Window to rear, wood effect floor, radiator, Airing Cupboard, large wardrobes.

## Bedroom Four

1.98m x 2.46m (6' 6" x 8' 1") Window to front, radiator, fitted cupboard over stair recess, currently used as a home office.

## Bathroom



Obscure window to rear, panel bath, part tiled walls, pedestal wash hand basin, close couple WC.

## Outside

### Garden



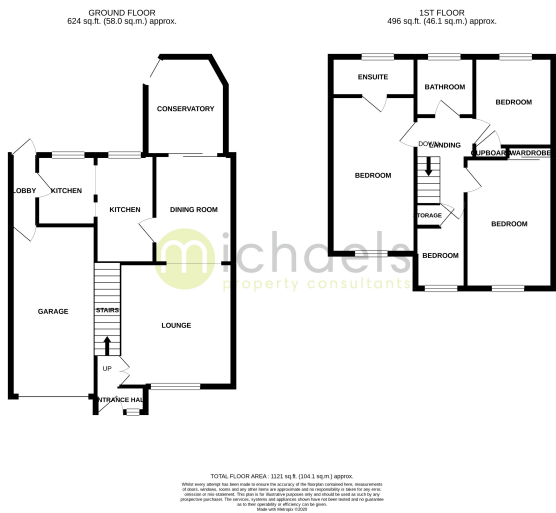
A generous rear garden with patio area, mainly laid to lawn and enclosed by panel fencing, large metal shed to remain.

### Parking

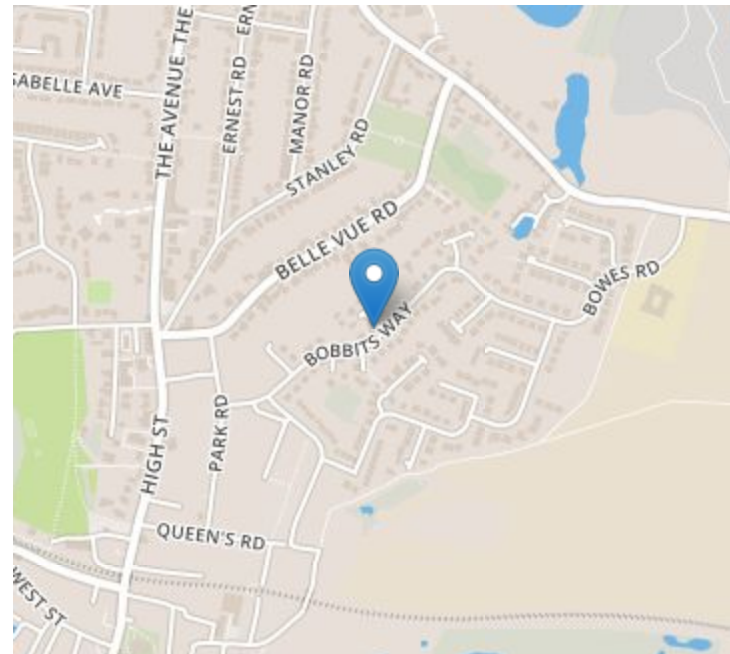
Ample off road parking to the front.

# Property Details.

## Floorplans



## 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.