



- Outstanding Views
- Quiet Position
- Close to Train Station
- Beautifully Presented
- Refitted Kitchen
- En- Suite
- Three bedrooms
- Garage and Parking

13 Spindrift Way, Wivenhoe, Colchester, Essex. CO7 9GW.

A truly stunning position is available with this modern home overlooking the marshes to the river Colne and beyond to Rowhedge whilst being minutes from mainline station with links to London Liverpool Street Station in just over the hour. Offering three bedrooms, en-suite to master, family bathroom, stylish refitted kitchen, lounge, conservatory, ground floor cloakroom, garage, parking and a wonderful secluded courtyard style garden.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor and doors to.

Living Room



16' 1" x 10' 4" (4.90m x 3.15m) With window to front, open to conservatory, radiator, electric feature fireplace, TV point.

Conservatory



13' 10" x 10' 0" (4.22m x 3.05m) A brilliant addition to the house with french doors to side, wood flooring and offering excellent space.

Kitchen



16' 1" x 10' 5" (4.90m x 3.17m) With windows to front and rear, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splash back, inset one and a half sink and drainer, space and plumbing for washing machine, oven with hob and extractor over, integrated fridge/freezer, integrated dishwasher, wine cooler.

Cloakroom



With window to rear, close couple wc, wash hand basin, radiator, extractor.

First Floor

Landing

With window to rear, radiator, doors to.

Property Details.

Bedroom One



10' 4" x 9' 9" (3.15m x 2.97m) With window to front, radiator, built in wardrobes, door to en-suite.

En Suite



With obscure window to front, part tiled walls, close coupled WC, vanity wash hand basin, shower cubicle.

Bedroom Two



9' 2" x 8' 2" (2.79m x 2.49m) With window to front, radiator, built in wardrobe, loft access.

Bedroom Three

7' 4" x 7' 1" (2.24m x 2.16m) With window to rear, radiator.

Bathroom



With obscure window to rear, part tiled walls, panelled bath with shower over, close coupled WC, pedestal wash hand basin, radiator, airing cupboard.

Garden



Low maintenance rear garden enclosed by panel fencing with gated side access, ornate water feature, power points, lighting and a secluded al fresco area.

Garage

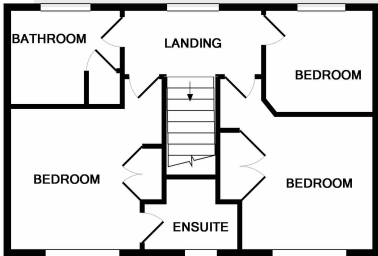
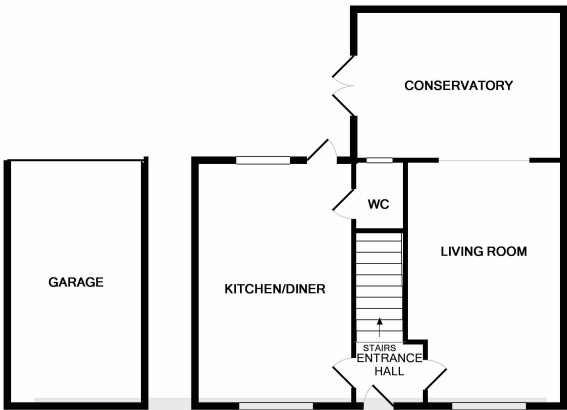
17' 0" x 8' 7" (5.18m x 2.62m) With up and over door to front, power and light connected.

Parking

Off road parking is available in front of the garage.

Property Details.

Floorplans



TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.8 SQ.M.)

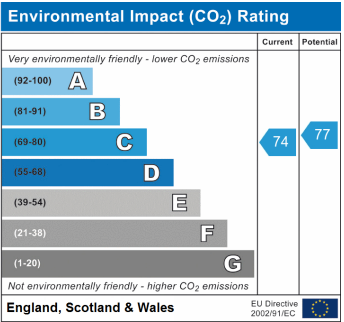
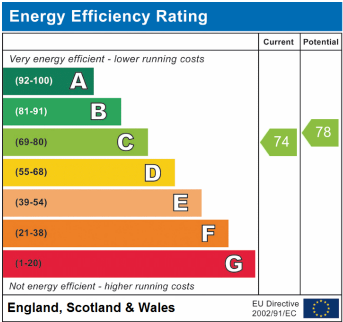
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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