



- Garage
- Two/Three Bedrooms
- Walking Distance To Station
- Millfields Catchment
- Low Maintenance Garden
- Well Maintained Throughout
- Deceptively Spacious
- Ground Floor Cloak Room & Family Bathroom

4 Valley Road, Wivenhoe, Colchester, Essex. CO7 9JN.

This beautifully presented two/three bedroom terraced house is located within this popular estate in Wivenhoe with great access to Wivenhoe's vast array of local shops and amenities, good schools, picturesque quay and mainline train station with links to London Liverpool Street. Highlights of this great family home include two generous double bedrooms on the first floor, with an optional third on the ground floor, bright and spacious living room which opens up into the dining room, with patio doors to garden, contemporary kitchen, ground floor cloakroom and first floor bathroom, generous garden, and a garage. To appreciate everything this wonderful home has to offer please do not hesitate to call our branch.



Property Details.

Ground Floor

Entrance hall

With double glazed front door and wide obscured side light, staircase rising to the first floor, radiator, glazed Georgian style doors to all rooms including:

Cloakroom

With low level WC and wash hand basin. Double glazed obscured window to front.

Living Room



With feature fire surround, radiator and four uplighter points. A wide open area leads into the:

Dining Room/Sitting Area



5.46m (17'12") x 1.89m (6'3") With two radiators, large double glazed picture window looking out to the rear garden and further double glazed window and door to rear. A wide open area to leads into the:

Bedroom Three/Study



2.89m (9'6") x 2.39m (7'10") With radiator, built in wardrobes/storage having louvred doors and double glazed window to front.

First Floor

Landing

Landing with built in boiler cupboard and doors to:

Bedroom One



12m (13'7") x 3.01m (9'11") With radiator, built in wardrobe cupboards and a double glazed window to rear.

Property Details.

Bedroom Two



4.16m (13'8") x 2.95m (9'8") With radiator, built in wardrobe cupboard and a double glazed window to rear.

Bathroom



2.41m (7'11") x 1.75m (5'9") With fitted suite comprising panelled bath, vanity wash hand basin with built in storage cupboards and close coupled WC. Double glazed obscured window to front.

Outside

Front and rear garden space

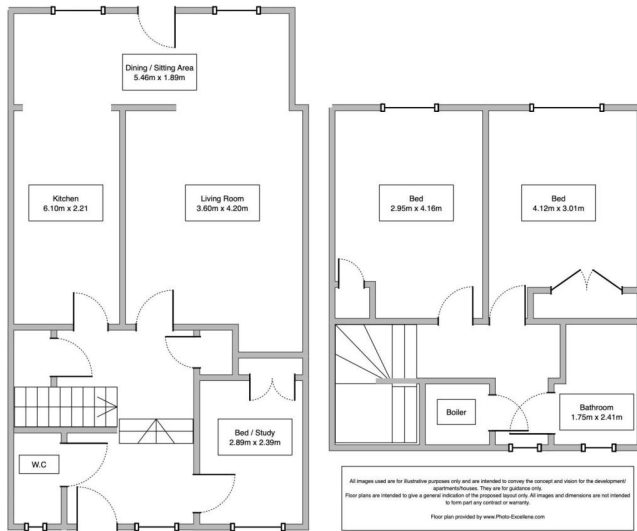


To the front of the property the garden steps to the block paved front terrace which over looks the sloping lawn and catches the afternoon sun. A Garage in a block of three is located just yards along the road.

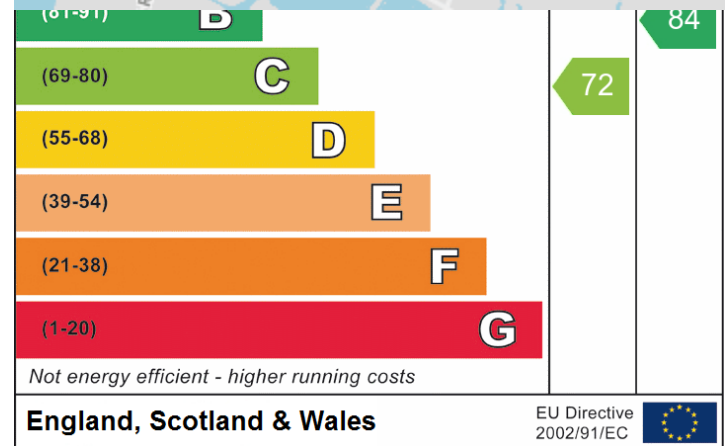
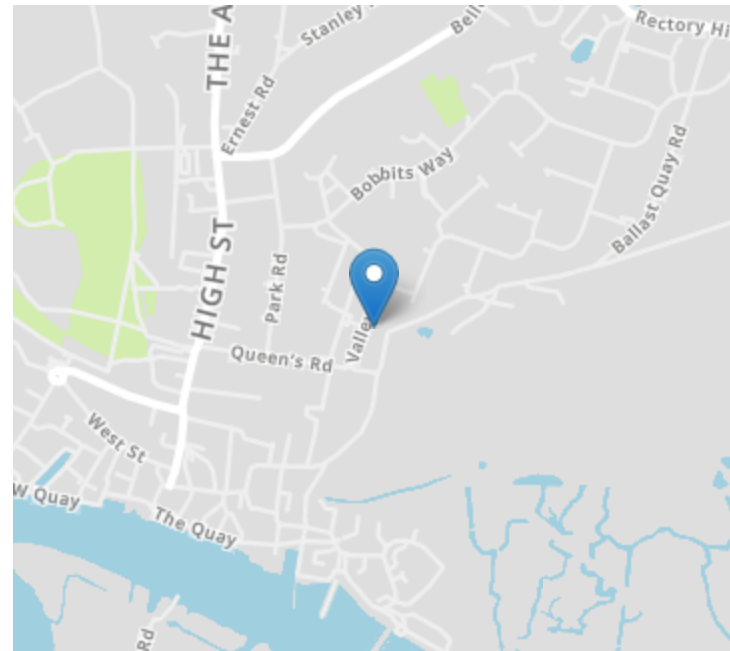
To the rear, the garden is a feature of the property having been designed and laid out over several different levels with a flagstone patio to the immediate rear having steps rising to a further shingled level then further steps rising to the upper level with inset beds and boarders and garden storage shed.

Property Details.

Floorplans



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.