



- Chain Free Sale
- Detached Home
- Four Bedrooms
- En-Suite and Bathroom
- Generous Lounge/Diner
- Garage and Parking

**51a Rectory Road, Wivenhoe,  
Colchester, Essex. CO7 9ER.**

A wonderful four bedroom detached home in this sought after Wivenhoe position. Sitting in a mature plot and offering excellent family space to include the four good sized bedrooms, en-suite to master, family bathroom, large L shaped lounge/diner, cloakroom, lobby, kitchen, garage, parking and gardens. A short walk away are good local amenities, pubs, restaurants, bus routes, Essex University, mainline train station and of course the waterfront and quayside. Chain Free.





# Property Details.

## Ground Floor

### Entrance Lobby



12' 12" x 6' 8" (3.96m x 2.03m) Velux window, radiator, doors to;

### Ground Floor WC

4' 7" x 5' 0" (1.40m x 1.52m) Velux window, W/C, Wash hand basin.

### Kitchen

12' 0" x 11' 5" (3.66m x 3.48m) Windows to front, range of eye and low level fitted units with work surfaces over inset sink, free standing range cooker to remain (STN) and extractor over; free standing fridge freezer to remain (STN), space for free standing dishwasher; washing machine.

### Lounge/Diner



22' 10" x 20' 10" (6.96m x 6.35m) Windows to side, sliding patio doors out to rear, radiator, gas fire place.

## First Floor

### Landing

loft access and storage cupboards access, doors to;

### Bedroom One



11' 9" x 11' 9" (3.58m x 3.58m) Window to front, radiator, and door to;

### En-Suite



fully tiled suit, wash hand basin, heated towel rail, W/C, single shower cubicle.

### Bedroom Two



15' 1" x 8' 10" (4.60m x 2.69m) Window to front, radiator

# Property Details.

Bedroom Three



11' 10" x 9' 1" (3.61m x 2.77m) window to rear, radiator and built in wardrobe.

Bedroom Four



9' 3" x 7' 10" (2.82m x 2.39m) window to rear, radiator and built in wardrobe.

Bathroom



Window to side, radiator, W/C, Wash hand basin, single panelled bath with over head shower and screen.

Outside

Garden



The house benefits from a well proportioned rear garden. It's fully enclosed by fencing and has a side gate to allow access from front to rear. Consisting of mature trees, bushes, and various other plants it's a well established space to be in. There is an area that has been slatted creating a patio area as well as a section that has been laid to lawn.

Garage and parking

To the front of the house there is a driveway providing off road parking for numerous vehicles as well as a garage with full power and lighting connected.



