



- Detached House
- Four Bedrooms
- En-Suite & Family Bathroom
- Great Garden
- Large Garage And Parking
- Three Reception Rooms
- Fully Refurbished
- Beautifully Presented
- No onward chain

1 The Dale, Wivenhoe, Colchester, Essex . CO7 9NL.

Complete chain and reduced to sell is this stunning four bedroom detached home in catchment for Millfield's Primary School with its outstanding Ofsted report whilst being within easy reach of Wivenhoe Train Station with fast links to Liverpool Street Station in just over the hour. Offering fully refurbished accommodation to include four bedrooms, en-suite to master, family bathroom, living room, family room, dining room, kitchen, ground floor cloakroom, generous garden, large garage and off road parking. With good quality fitment's and excellent finish throughout this is one not to be missed.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor and doors leading to.

Ground Floor Cloakroom

Window to side, close coupled Wc, pedestal wash hand basin, heated towel rail.

Living Room



14' 8" x 13' 1" (4.47m x 3.99m) Window to front, radiator, twin doors to:

Family Room



10' 3" x 9' 5" (3.12m x 2.87m) Window and door to rear, wood effect flooring and twin glazed doors to Dining Room.

Dining Room



12' 3" x 10' 3" (3.73m x 3.12m) Bi-Fold door to rear garden, wood effect floor, fitted bar area, door to hallway and open to Kitchen.

Kitchen



13' 3" x 10' 4" (4.04m x 3.15m) A modern and contemporary fitted kitchen, with window to rear, roof lantern, wood effect floor, integrated dishwasher, fridge/freezer, double oven, hob, extractor, washing machine, matching eye level units, worktops with undermounted sink and tap.

First Floor

Landing

With doors to.

Property Details.

Bedroom



11' 10" x 10' 7" (3.61m x 3.23m) Window to rear, radiator and door to.

En-Suite

With shower cubicle, wash hand basin, close coupled WC, heated towel rail.

Bedroom



11' 5" x 8' 6" (3.48m x 2.59m) With window and radiator.

Bedroom

10' 4" x 8' 6" (3.15m x 2.59m) With window and radiator.

Bedroom

10' 7" x 6' 9" (3.23m x 2.06m) With window and radiator.

Family Bathroom



Window to side, walk in shower, freestanding bath, wall hung wash hand basin, WC, tiled floor and walls.

Outside

Rear Garden



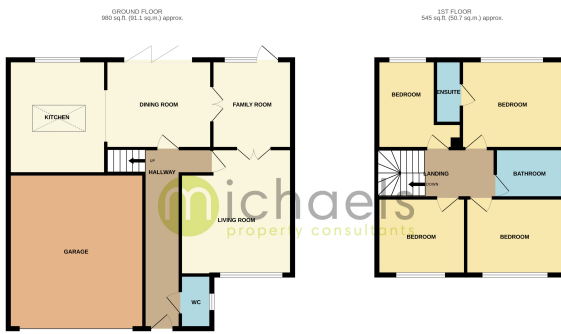
Mainly laid to lawn with various trees, shrubs and plants, large garden shed, patio area, side access.

Garage and Driveway

Garage is 18'2 x 16'1 with power and light connected, driveway is block paved with remainder of frontage is laid to lawn with steps up to the front door.

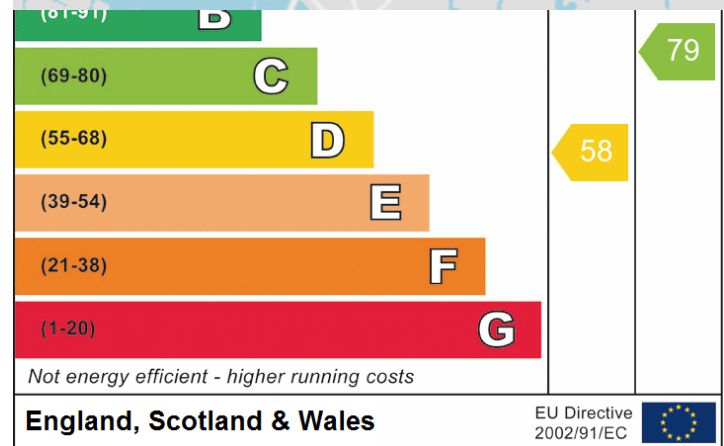
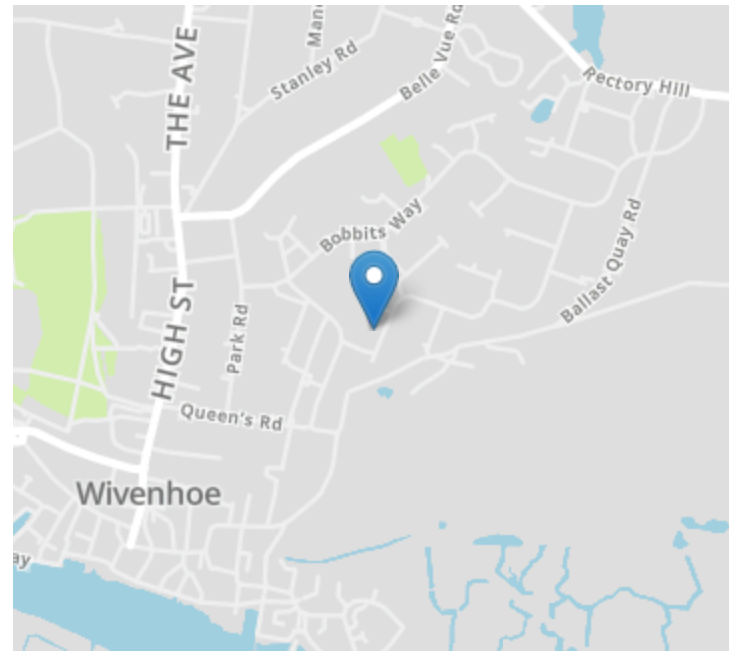
Property Details.

Floorplans



TOTAL FLOOR AREA: 1325 sq ft (142.7 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of spaces or areas cannot be 100% precise. The figures are for general guidance 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



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.