



- Detached Bungalow
- Three Bedrooms
- Garage & Off Road Parking
- Conservatory
- Living Room
- Family Bathroom
- Beautiful Landscaped Garden
- Cul De Sac location

15 Amberley Close, Wivenhoe, Colchester, Essex. CO7 9RB.

A wonderful detached bungalow situated at the end of this popular Cul-De-Sac in Wivenhoe. The property offers spacious accommodation and a well kept exterior completing the bungalow. Highlights include three double bedrooms, living room, conservatory, kitchen, south facing well maintained landscaped rear garden, extended garage and ample off road parking via the resin driveway. Wivenhoe offers lots of excellent facilities to include mainline train station, good bus routes, ample shops and community events and of course the beautiful waterfront and quayside.



Property Details.

Living Accommodation

Entrance Hall

UPVC front door, radiator, loft access and storage cupboard.

Kitchen



L Shape 15' 10" x 12' 6" (4.83m x 3.81m) Double glazed window to rear, UPVC door to rear, fitted kitchen including range of wall and base units, laminate worktops, tiled splash back, inset stainless steel sink with right hand drainer, integrated oven, electric hob, over head cooker fan, space for American style fridge/freezer, dish washer and washing machine.

Living Room



16' 1" x 14' 4" (4.90m x 4.37m) Double glazed patio door to rear, fireplace and radiator.

Conservatory



13' 09" x 6' 09" (4.19m x 2.06m) Double glazed window to side and rear and French doors opening onto the garden.

Bedroom



13' 0" x 10' 0" (3.96m x 3.05m) Double glazed bay fronted window and radiator.

Property Details.

Bedroom



11' 0" x 9' 8" (3.35m x 2.95m) Double glazed window to front, radiator and fitted storage.

Bedroom



10' 2" x 9' 4" (3.10m x 2.84m) Double glazed window to front, radiator and fitted storage.

Family Bathroom



8' 3" x 7' 9" (2.51m x 2.36m) Double glazed obscure window to side, inset spot lights, tiled floor, part tiled walls, low level WC, free standing bath, wash hand basin and low level WC.

Outside

Off Road Parking & Garage

Ample off road parking via the resin driveway, leading to the garage with power and light.

Rear Garden

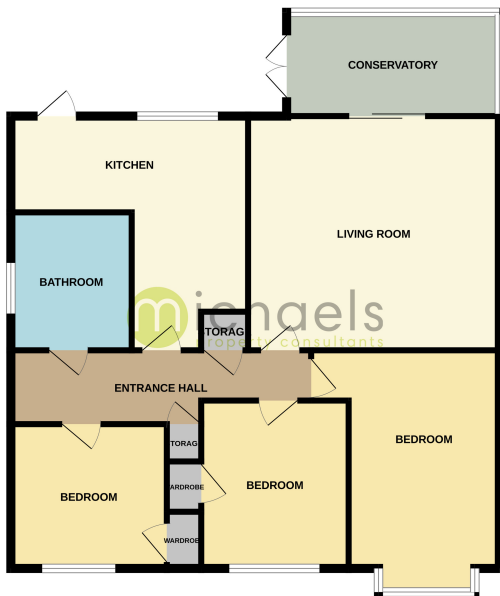


A well established landscaped garden, mainly laid to resin with a decking and grass area, well stocked with mature shrubs, lean to storage area to the side and retained by fencing.

Property Details.

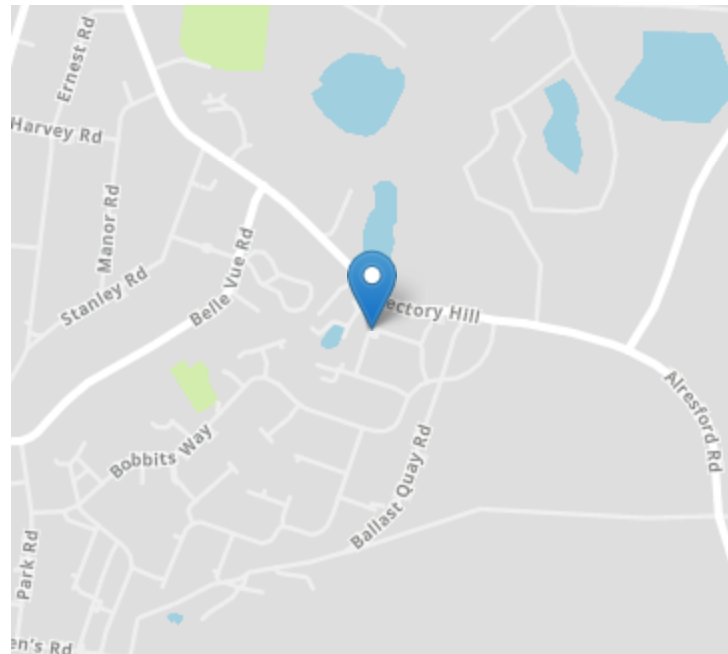
Floorplans

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA - 1033 sq.ft. (96.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, walls and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapGen 12/24

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.