



- Detached Chalet Bungalow
- Five Bedrooms
- Ground Floor Bathroom
- Living Room & Conservatory
- Kitchen/ Dining Room
- Garage & Off Road Parking
- West Facing Garden
- Study
- Gas Central Heating & Double Glazing
- Three / Four Bedrooms

## 6 Robert Way, Wivenhoe, Colchester, Essex. CO7 9JG.

An exceptionally well presented three/four bedroom detached chalet bungalow positioned in the popular village of Wivenhoe. You can move straight into this delightful spacious bungalow. Accommodation includes generous living room, conservatory, study, two ground floor bedrooms and bathroom, kitchen/diner benefiting from Smeg appliances, three first floor bedrooms, west facing garden, garage and off road parking. Situated with excellent access to Essex University, Wivenhoe's array of local amenities and mainline train station with links to London Liverpool Street. Call Michaels Property Consultants today to arrange your internal viewing.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, radiator, stairs and airing cupboard.

### Lounge



19' 7" x 17' 0" (5.97m x 5.18m) Double glazed bay window to front, two radiators, wooden floor and marble fireplace with electric fire.

### Reception/ Bedroom



11' 7" x 10' 6" Double glazed window to front, radiator.

### Conservatory

12' 3" x 7' 9" (3.73m x 2.36m) Double glazed windows to side and rear, electric radiators and UPVC French doors opening onto the garden.

### Study

7' 6" x 6' 6" (2.29m x 1.98m) Radiator and wall mounted boiler.

## Kitchen/ Diner



14' 7" x 10' 9" (4.45m x 3.28m) Turning to 17' 3" x 6' 6" (5.26m x 1.98m) Double glazed windows to rear, radiator, inset lights, tiled floor, fitted kitchen including a range of wall and base units, granite worktop with upstand, inset sink with left hand drainer grooves, gas hob with over fan, Smeg double oven, dish washer, washing machine and fridge/freezer.

### Gound Floor Bathroom

Double glazed obscure window to rear, tiled floor and walls, radiator and towel rail, inset spot lights, corner shower, bath, vanity unit with WC and sink.

## First Floor

### Landing

Window to front and radiator.

# Property Details.

## Bedroom One



13' 7" x 11' 0" (4.14m x 3.35m) Double glazed window to front, Velux window, radiator and eaves storage.

## Bedroom Two



11' 0" x 10' 08" (3.35m x 3.25m) Double glazed window to front, radiator and eaves storage.

## Bedroom Three



14' 05" x 9' 08" (4.39m x 2.95m) Radiator, Velux windows and eaves storage.

## Outside

### Rear Garden



Low maintenance rear garden, west facing, patio area and artificial grass, retained by fencing, side access to driveway.

### Off Road Parking & Garage

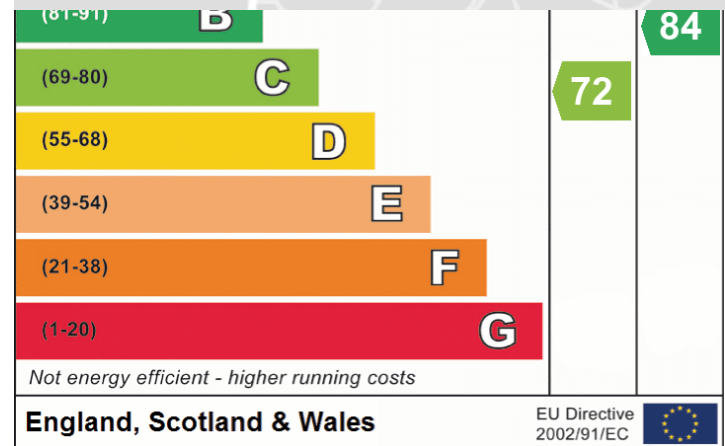
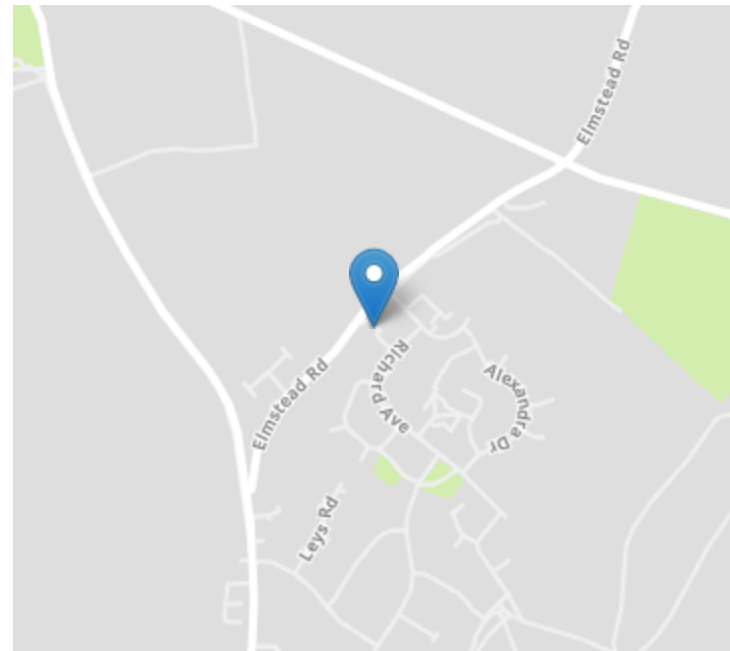
Off road parking to the side of the property, leading to garage with up & over door, power and light.

# 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.