



- Four Bedrooms
- Detached Home
- Off Road Parking & Garage
- Utility
- Ground Floor Shower Room & First Floor Bathroom
- Open Plan Kitchen & Dining Room
- Conservatory
- Living Room With Log Burner
- Low Maintenance Courtyard Garden
- Walking Distance Of Millfields School

5 Friars Close, Wivenhoe, Colchester, Essex. CO7 9NW.

This family home is situated within the Millfields primary school catchment in Wivenhoe. Wivenhoe itself offers an array of different shops, pubs, access to its train station which provides fast links into London Liverpool Street. Internally the property offers four bedrooms, family bathroom, ground floor shower room, utility, open plan kitchen/dining room, conservatory and separate living room with log burner. Externally a private enclosed rear garden, off road parking and integral garage can be found. Viewing highly advised to fully appreciate what the property has to offer. Guide price £400,000- £425,000.



Property Details.

Ground Floor

Entrance Porch

UPVC door , window to front, bespoke fitted storage unit.

Living Room



Double glazed window to front, two radiators, log burner, stairs to first floor.

Kitchen/Diner



16' 3" x 12' 4" (4.95m x 3.76m) Double glazed window to rear, fitted kitchen including a range of wall and base units, laminate worktop, inset sink, integrated induction hob, fan, microwave, dish washer fridge/freezer, double oven, open plan onto the dining room.

Conservatory



10' 11" x 8' 7" (3.33m x 2.62m) Double glazed window to rear and side, UPVC door to side, ceiling fan light.

Utility Room

12' 1" x 6' 11" (3.68m x 2.11m) UPVC door to rear, range of wall and base units, laminate worktop, wall mounted boiler, stainless steel sink, space for washing machine, fridge and freezer.

Ground Floor Shower Room



Tiled floor and walls, inset spot lights, vanity basin/WC and shower enclosure .

First Floor

Landing

Loft access, doors leading to:

Property Details.

Bedroom One



13' 6" x 10' 11" (4.11m x 3.33m) Double glazed window to front, radiator.

Bedroom Two



9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

0m x 0m (0' 0" x 0' 0") 010' 6" x 6' 9" (3.20m x 2.06m) Double glazed window to front, radiator, wardrobe.

Bedroom Four

9' 6" x 8' 1" (2.90m x 2.46m) Double glazed window to rear, radiator.

Family Bathroom



Double glazed window to side, tiled walls, vanity unit, WC, wash hand basin built in storage panelled bath and towel rail.

Outside

Off Road Parking & Integral Garage

Off road parking via the driveway, garage with up & over door, power and door to utility.

Rear Garden



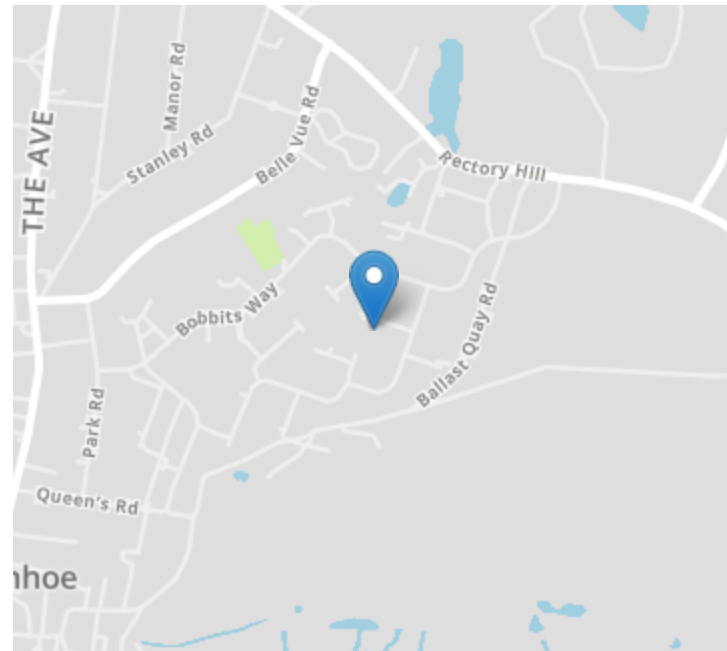
A well stocked private rear garden, patio area with steps up leading to the artificial lawn, retained by fencing and brick wall.

Property Details.

Floorplans



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.