



- Detached Bungalow
- Double Garage
- Conservatory
- Lots Of Potential
- Non Estate Position
- Gas Central Heating & Double Glazing Throughout
- Three Bedrooms
- Ample Off Road Parking
- Private Rear Garden

**3a Elmstead Road, Wivenhoe,
Colchester, Essex. CO7 9HX.**

A unique and individually built detached bungalow in a good size plot with a rarely available detached double garage. Offered with no onward chain and offering excellent potential to improve further if required whilst currently providing three bedrooms, shower room, living room with fireplace, kitchen/diner, conservatory, great gardens and ample off road parking. Call for further information. Awarded as the BEST place to live in the East of England 2024 by The Sunday Times, Wivenhoe is idyllically situated for mainline station access with links to London Liverpool Street in just over the hour, Wivenhoe's excellent array of pubs, shops and restaurants, waterside walks and nautical adventures on the river Colne.



Property Details.

Living Accommodation

Porch

With further door to hallway.

Hallway

Offering loft access, airing cupboard and doors to.

Living Room



4.22m x 3.97m (13' 10" x 13' 0") Bow bay window to front, two ornate windows to side, French doors to kitchen, radiator, gas fireplace.

Kitchen/Diner



3.95m x 2.67m (13' 0" x 8' 9") Window to rear, door to rear, ornate window to side, a range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units and display cabinets, tiled splashbacks, radiator, spaces for appliances.

Conservatory



5.14m x 2.7m (16' 10" x 8' 10") With sliding door to the garden.

Bedroom



4.02m x 3.25m (13' 2" x 10' 8") Sliding door to rear, radiator, fitted bedroom furniture.

Bedroom



3.2m x 2.5m (10' 6" x 8' 2") Bow bay window to front,

Property Details.

radiator.

Bedroom



3.07m x 2.21m (10' 1" x 7' 3") Window to rear, radiator.

Shower Room



Window to side, tiled walls, vinyl floor, shower cubicle, close couple WC, vanity wash hand basin, radiator.

Front & Parking

With various shrubs and plants, shingle areas and generous hard standing offering ample parking or space for motorhome/caravan and a covered carport adjoining the garage.

Outside

Rear Garden



Mainly laid to lawn with patio area, all enclosed by panel fencing, raised beds, garden shed, gated side access.

Double Garage

4.98m x 4.76m (16' 4" x 15' 7") Twin up and over doors to front, power, water and light connected.

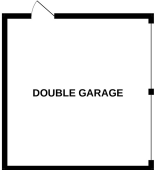
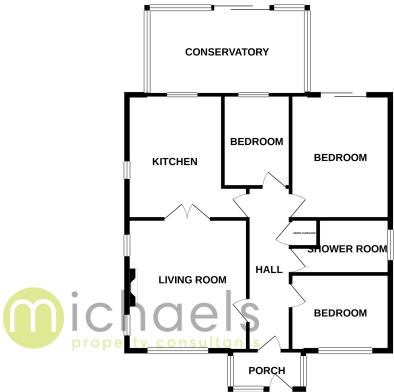
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Property Details.

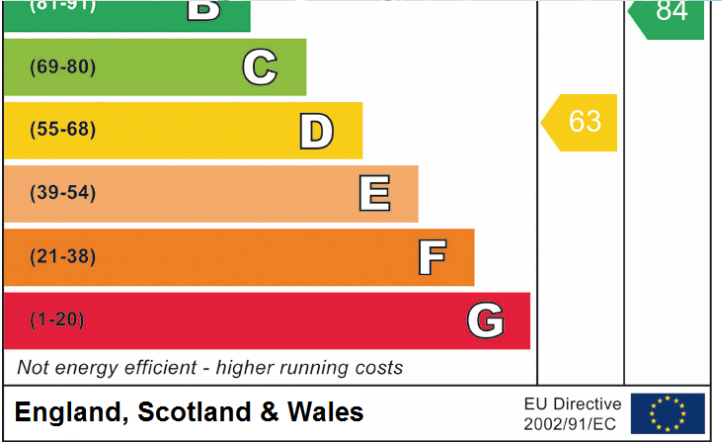
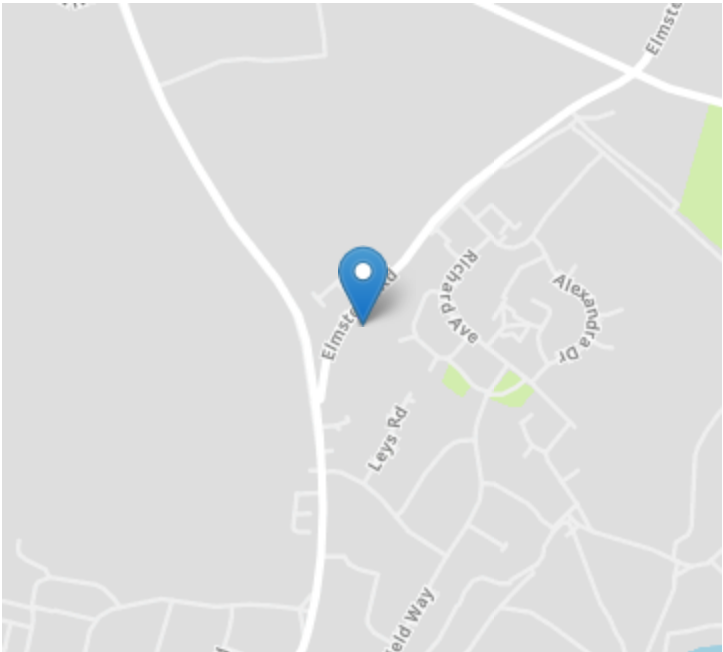
Floorplans

GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency is given.
Made with MapInfo 2022.

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.