



- Beautifully Presented
- Lower Wivenhoe Position
- Ground floor Cloak room
- Kitchen / Diner
- Detached garage & Car Port
- Three / Four Bedrooms

29 Admirals Walk, Wivenhoe, Colchester, Essex. CO7 9SZ.

Situated in the popular town of Wivenhoe, this beautifully presented three/four bedroom town house is in an ideal position. With Wivenhoe's train station within striking distance, as well as an array of shops, pubs and other amenities. Internally the house is very well presented, it has been upgraded by the current owners to a high standard, making it easy for any prospective purchaser to be able to just move in. This town house has a modern open planned kitchen/diner, en-suite, family bathroom, ground floor cloakroom, study/bedroom and a further three bedrooms spread across the other two floors. Outside the property benefits from a detached garage and separate car port. Early viewings are strongly advised.



Property Details.

Ground floor

Entrance porch

3' 11" x 3' 10" (1.19m x 1.17m)

Hallway

Quartz tiles throughout, radiator, stairs up and doors to;

Kitchen/Diner



15' 5" x 12' 5" (4.70m x 3.78m) Window to rear, inset spot lighting, quartz tiles, corian work surfaces, inset moulded corain sink unit, range of eye and low level fitted units, integrated fridge/ freezer, double oven and microwave (NEFF) induction and gas hob (NEFF) with extractor over, dishwasher and space for washing machine.

Study/Bedroom Four



8' 11" x 8' 3" (2.72m x 2.51m) Window to front, radiator, storage cupboard.

Cloakroom



5' 5" x 2' 8" (1.65m x 0.81m) W/C, wash hand basin, extractor.

First floor

Landing

Built in airing cupboard, Stairs up and doors to;

Living room



15' 6" x 12' 5" (4.72m x 3.78m) Windows to rear, electric fireplace, and radiator.

Bedroom three



8' 11" x 12' 5" (2.72m x 3.78m) Windows to front, radiator and space for free standing wardrobe.

Property Details.

second floor

Landing

doors to;

Bedroom two



12' 5" x 8' 11" (3.78m x 2.72m) Window to front, integrated floor to ceiling wardrobes and radiator.

Family Bathroom



4' 9" x 6' 8" (1.45m x 2.03m) Fully tiled, inset spot lights, panelled bath with over head shower and screen, W/C, wash hand basin, heated towel rail, under floor heating and extractor.

Master bedroom



10' 10" x 12' 5" (3.30m x 3.78m) Windows to rear, radiator, inset spot lights, built in floor to ceiling wardrobes and access the loft (partially boarded) doors to;

En-suite



8' 10" x 3' 11" (2.69m x 1.19m) Inset spot lighting, underfloor heating, heated towel rail, W/C, vanity sink unit, walk in shower/wet room with rain shower head ,

Outside

Garden



Outside the house boasts a beautifully maintained garden which is a lovely space to be in. It features a variation of different flowers, shrubs and bushes which are planted on raised beds. The garden has an attractive water feature as well as a pergola which is very aesthetically pleasing. Throughout the current owners have also incorporated lighting, which is positioned around the garden. Towards the back of the property there is a car port, this provides parking for two cars. Additionally the house comes with its own separate garage, with full power connected. This could either be used for storage or parking.

Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as such by any professional or otherwise. The services provided by Michaels Property Consultants are provided on the basis of the information provided to us by the client and we do not warrant the accuracy of the information provided to us.

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.