



- New Build
- Detached Bungalow
- Three Bedrooms
- Contemporary Fitted Kitchen With Integrated Appliances
- En-Suite And Family Bathroom
- Generous Rear Garden
- Ample Off Road Parking
- Triple Glazed & Under Floor Heating Throughout

Spring Rise, Spring Lane, Wivenhoe, Colchester, Essex. CO7 9QD.

A brand new and exceptional three bedroom detached bungalow finished to an incredible standard and fitted throughout with contemporary furnishings this wonderful bungalow will be a joy to live in. Situated in a central position in the popular Village of Wivenhoe offering a vibrant community, mainline train station, local shops, countryside and waterside walks and local pubs. With generous accommodation to include three bedrooms, en-suite to master, kitchen/diner, living room, family bathroom, off road parking and a generous garden. Offered with under floor heating and triple glazed windows throughout.



Property Details.

Internal

Entrance Hall

With storage cupboard, under floor heating, and solid oak doors to.

Bedroom One



12' 8" x 10' 8" (3.86m x 3.25m) With triple glazed window to front, under floor heating, solid oak door to en-suite.

En-Suite



A contemporary en-suite with triple glazed window to side, tiled floor and part tiled walls, heated towel rail, wash hand basin, enclosed cistern WC, double shower cubicle.

Bedroom Two



10' 9" x 10' 8" (3.28m x 3.25m) With triple glazed window to rear, under floor heating.

Bedroom Three

9' 9" x 9' 5" (2.97m x 2.87m) With triple glazed window to front, under floor heating.

Bathroom

A contemporary family bathroom with obscure triple glazed window to rear, heated towel rail, wash hand basin, close coupled WC, panelled bath with shower over, part tiled walls, spotlights, extractor fan.

Lounge



13' 2" x 11' 9" (4.01m x 3.58m) With triple glazed box bay window to front, triple glazed French doors to garden, under floor heating.

Property Details.

Kitchen/Diner



18' 0" x 10' 9" (5.49m x 3.28m) With triple glazed window to rear and French doors to garden, fitted kitchen with a range of matching eye level and base units with drawers and wooden effect worktops and upstands over, inset sink and drainer, integrated appliances to include dishwasher, fridge/freezer and washing machine, single oven with gas hob and extractor hood over, space for dining room table.

Outside

Rear Garden



A good sized rear garden enclosed by fencing with side access, outside tap, garden will be laid to lawn with garden shed.

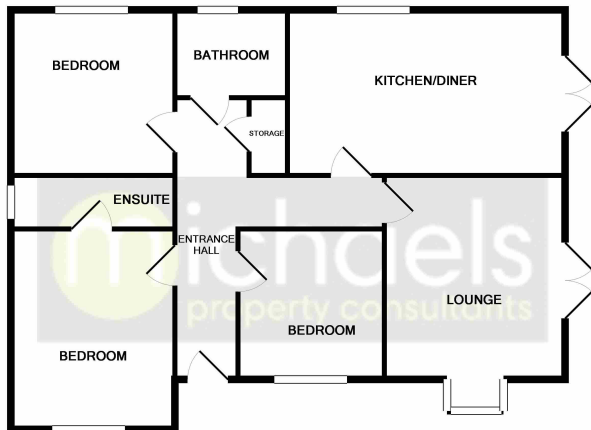
Driveway



Block paved driveway to the side and front of property providing off road parking.

Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 can be given.
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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.