



- Detached Bungalow
- Quiet Cul De Sac Location
- Off Road Parking & Garage
- Un Over Looked Garden
- Well Presented And Maintained.
- Shower Room and Bathroom
- Three Bedrooms
- Sun Room
- Close To Station And Amenities

## 4 Rosetta Close, Wivenhoe, Colchester, Essex. CO7 9RX.

This superb detached bungalow resides down a quiet and peaceful close in the sought after town of Wivenhoe. Located within close proximity from the train station with its fast links to London Liverpool Street, beautiful woodland walks, access to the Wivenhoe trail, the waterfront and excellent local amenities. This home has been extended and modernised to a good standard and now offers three bedrooms, shower room, modern bathroom, kitchen/breakfast room, bright and spacious living/dining room, garage, ample parking and of course great gardens. Arrange your viewing appointment today by calling the sales team.





# Property Details.

## Ground Floor

### Hallway

Radiator, storage cupboard, doors to lounge, bedrooms, study and bathroom, access to loft, doors leading to:

### Living/Dining Room



16'5" x 14'7" (5.00m x 4.45m) Radiator, double glazed windows to front and rear, doors to:

### Kitchen



19'7" x 10'3" (5.97m x 3.12m) Radiator, low level storage units, stainless steel sink and drainer, integrated gas hob, integrated electric oven, space for white goods, window front and single door to front, fitted breakfast bar, tiled splash back, door to shower room.

## Shower Room



7'1" x 5'5" (2.16m x 1.65m) Tiled walls, radiator, hand wash basin, WC, shower, obscured window to rear.

## Bedroom one



Bedroom One 14'7" x 9'7" (4.45m x 2.92m) Radiator, window to rear, fitted mirrored wardrobes.

## Bedroom Two



Bedroom Two 10'10" x 8'4" (3.30m x 2.54m) Radiator, window to rear.

# Property Details.

## Bedroom Three/ office/study



Office/Study 8'4" x 8'4" (2.54m x 2.54m) Radiator, patio doors to opening onto:

## Conservatory



9'8" x 8'6" (2.95m x 2.59m) Double glazed windows to side and rear, radiator, doors to windows, door to garden, opening onto patio.

## Bathroom



Bathroom 7'9" x 5'9" (2.36m x 1.75m) Double glazed window to front, radiator, hand wash basin, WC, Jacuzzi bath (21 outlets) with power shower attachment, tiled walls.

## Outside

### Garden



Well maintained rear garden, Patio area with the rest of the private garden mainly laid to lawn, fish pond, side gated access, mature shrubs, trees and plants, garden shed to remain and bin store.

## Garage

Garage 15'3" x 9'6" (4.65m x 2.90m) Power, up and over door to front, door to rear garden

## Agents notes

Horizontal wood Blinds will remain with the property. There is a loft ladder providing access to the loft. The loft is fully insulated and partly boarded. The property has got cavity wall insulation.



