



- Solar Panels
- Extended
- Kitchen/Diner/Snug
- Generous Rear Garden
- Off Road Parking
- Three Bedrooms
- Close To Local School
- First Floor Bathroom

## 8 Broomfield Crescent, Wivenhoe, Colchester, Essex. CO7 9PZ.

A brilliantly extended semi detached family home in this popular Wivenhoe position minutes from good local schools, Essex University, shops, pubs, restaurants, amenities and of course the waterfront, quayside and mainline station with fast links to London Liverpool Street in just over the hour. Highlight of this superb home are Living room with log burner, open plan kitchen/diner/snug with part vaulted ceiling, three first floor bedrooms, bathroom, great rear garden and off road parking.

Call to view 01206 820999



# Property Details.

## Ground Floor

### Entrance Hall

14' 1" x 5' 10" (4.29m x 1.78m) Window to side, radiator, wood flooring, stairs to first floor with cupboards under and doors to.

### Living Room



16' 0" x 11' 11" (4.88m x 3.63m) Bay window to front, log burner, radiator, Bi-Fold door to kitchen.

### Kitchen/Diner/Snug



21' 1" x 17' 4" (6.43m x 5.28m) Twin sets of French doors to rear garden, Skylight window and further windows to vaulted ceiling, wood flooring, radiators, the fitted kitchen area offers fitted units and drawers with wood worktops over, inset sink and drainer, space for oven with extractor hood over, integrated dishwasher, cupboard housing washing machine, breakfast bar area with space for seating.

## First Floor

### Landing

Window to side, loft access and doors to.

# Property Details.

## Bedroom



11' 11" x 10' 8" (3.63m x 3.25m) Window to front and radiator.

## Bedroom



12' 4" x 9' 7" (3.76m x 2.92m) Window to rear, radiator, fitted airing cupboard.

## Bedroom

9' 2" x 7' 10" (2.79m x 2.39m) Window to rear, radiator.

## Bathroom



Obscure window to side, panel bath with shower over, close coupled WC, ceramic bowl sink with mono mixer tap and radiator.

## Outside

### Front Garden and Driveway

Off road parking for several vehicles with the remainder being laid to lawn, with raised beds and various shrubs and plants.

### Rear Garden



A generous rear garden being mainly laid to lawn and enclosed by fencing, raised decking area and a variety of trees, shrubs and plants.

### Solar Panels

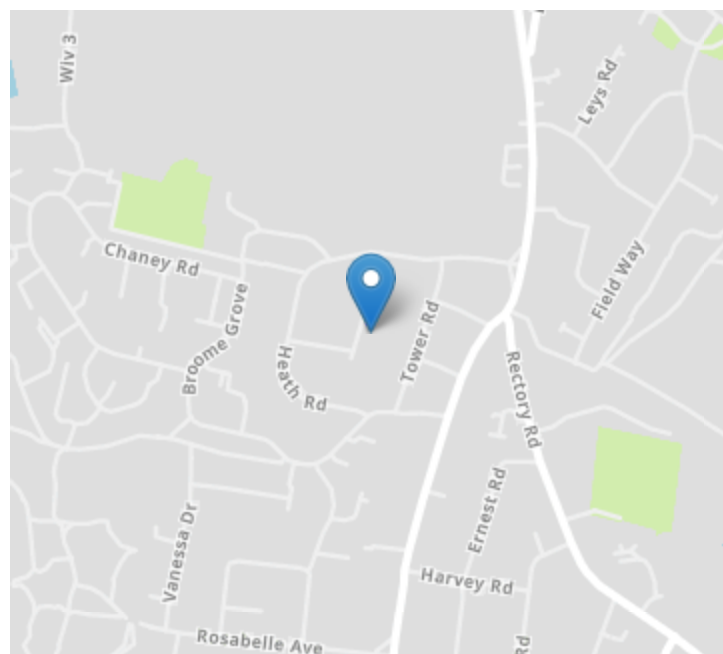
The property comes with solar panels that are owned by the property are are not on a lease.

# 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.