



- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Ample Parking
- South West Facing Garden

17 Trinity Close, Wivenhoe, Colchester, Essex. CO7 9RA.

A spacious detached family home offering brilliant space and ideally located within the school catchment of Millfields Infant and Primary School. The ground floor has a Porch, cloakroom, lounge, dining room and a modern kitchen whilst the first floor boasts four good sized bedrooms and a family bathroom. Further benefits include a garage ample off road parking and a generous rear garden. Call us to view.



Property Details.

Ground Floor

Entrance Hall

doors to:

Downstairs Cloakroom

Window to front, radiator, tiled flooring, low level WC, wash hand basin.

Lounge



14' 11" x 12' 2" (4.55m x 3.71m) Window to front, feature fireplace, wood flooring, stairs rising to first floor, radiator door to kitchen and open to.

Dining Room



12' 6" x 9' 2" (3.81m x 2.79m) Patio doors to rear, radiator, wood flooring.

Kitchen



12' 5" x 11' 3" (3.78m x 3.43m) Window to rear, door to rear, wood flooring, storage cupboard under stairs, a range of modern matching wall and base units with wood worktops over, inset sink and drainer, tiled splashbacks, electric oven, hob and extractor hood, integrated dishwasher, integrated freezer, spaces and plumbing for further appliances.

First Floor

Landing

14' 1" x 6' 0" (4.29m x 1.83m) Doors to.

Bedroom One



12' 4" x 11' 2" (3.73m x 3.40m) Window to front, radiator.

Property Details.

Bedroom Two



10' 2" x 11' (3.10m x 3.35m) Window to rear, radiator, built in storage.

Bedroom Three



9' 4" x 9' 4" (2.84m x 2.84m) Window to rear, radiator.

Bedroom Four

11' 3" x 8' 0" (3.43m x 2.44m) Window to front, radiator, built in storage.

Bathroom



Window to side, 'P' shape panelled bath with shower over, wash hand vanity basin, closed coupled WC, heated towel rail, fully tiled.

Rear Garden



Mainly laid to lawn, enclosed by panel fencing, gated side access, Pergola and shed to remain.

Garage

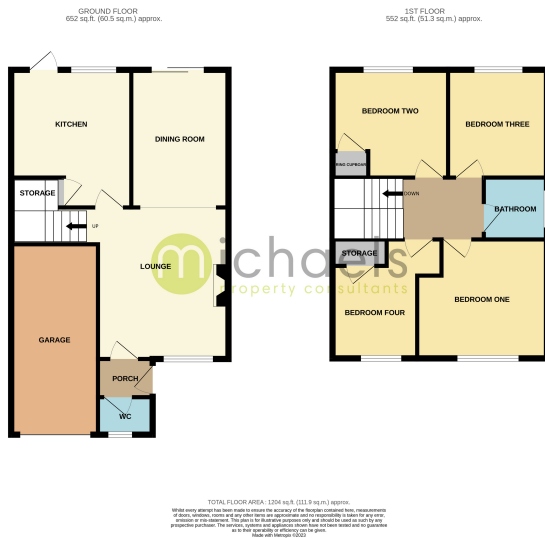
Up and over door to front, power and light connected.

Parking

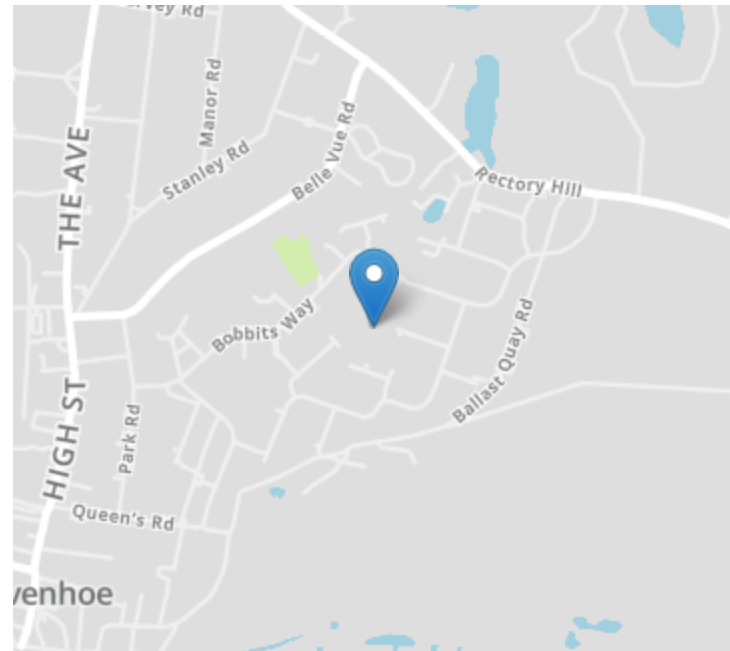
New Block paved driveway providing off road parking for ample cars.

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.