



- Detached House
- Four Bedrooms
- Two En-Suites
- Two Reception Rooms
- Kitchen/Breakfast Room
- Well Maintained Garden
- Garage And Off Road Parking

2 Carlton Mews, Wivenhoe, Colchester, Essex. CO7 9GU.

GUIDE PRICE £450,000 - £475,000

A four bedroom detached house located within this popular estate in Lower Wivenhoe with excellent access to mainline train station with links to London Liverpool Street, Wivenhoe's vast array of local shops, pubs, restaurants and picturesque quay. Highlights of this detached family house include four bedrooms, two en-suites, two reception rooms, kitchen/breakfast room, cloakroom and bathroom, generous garden, garage and off road parking.



Property Details.

Entrance Hall

With radiator, tiled floor, stairs rising to first floor and doors to.

Cloakroom



With obscure window to rear, tiled floor, close coupled WC, wash hand basin, radiator.

Kitchen/Breakfast Room



15' 6" x 10' 3" (4.72m x 3.12m) With sash window to front and door to rear, tiled floor, a range of matching eye level and base units with drawers and worktops over, tiled splashback, inset sink and drainer, range cooker, integrated dishwasher and fridge/freezer

Dining Room



13' 3" x 9' 10" (4.04m x 3.00m) With sash window to front and side, radiator.

Lounge



15' x 15' 1" (4.57m x 4.60m) With sash window to side and French door to rear, radiator, electric fireplace.

First Floor

Landing

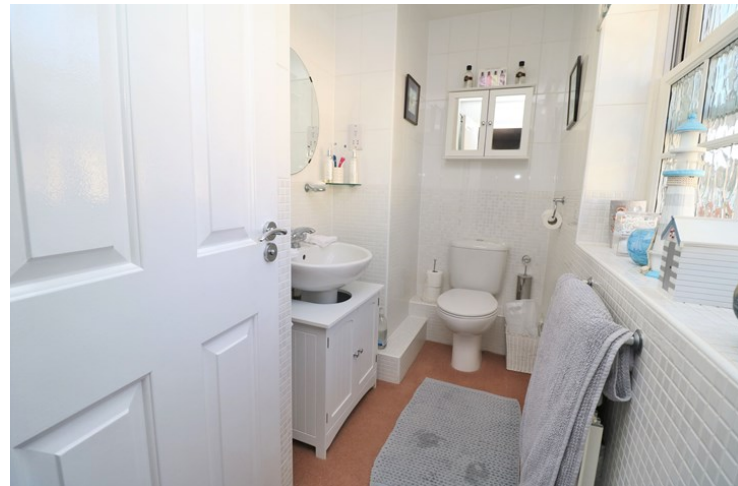
With loft access, airing cupboard and doors to.

Bedroom One



12' 3" x 10' 9" (3.73m x 3.28m) With sash window to front and side, radiator, built in wardrobe, door to en-suite.

En-Suite One



With obscure window to front, radiator, close coupled WC, wash hand basin, shower cubicle, extractor.

Property Details.

Bedroom Two



10' 3" x 9' 7" (3.12m x 2.92m) With sash window to rear, radiator, built in wardrobe, door to en-suite.

En-Suite Two

With obscure window to front, radiator, close coupled WC, wash hand basin, shower cubicle, extractor.

Bedroom Three



10' 10" x 8' 5" (3.30m x 2.57m) With sash window to rear, radiator, built in wardrobe.

Bedroom Four

10' 3" x 6' 10" (3.12m x 2.08m) With window to rear and radiator.

Bathroom



With radiator, tiled walls, panelled bath and shower attachment, close coupled WC, wash hand basin, extractor.

Garden



A well maintained and landscaped rear garden enclosed by brick wall and fencing with gated side access, decking area suitable for outdoor dining, further lawn and patio area, access to garage.

Garage

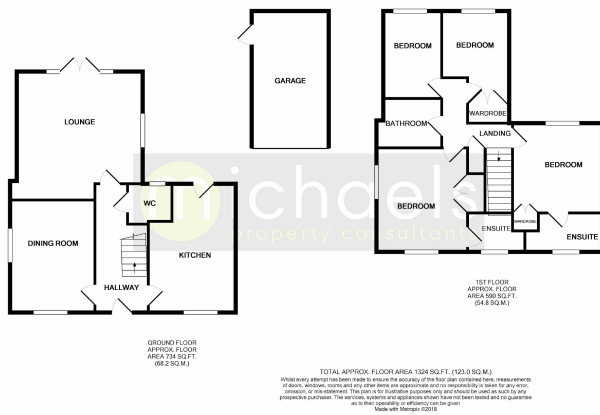
With up and over door to front, power and light connected.

Driveway

In front of garage providing off road parking.

Property Details.

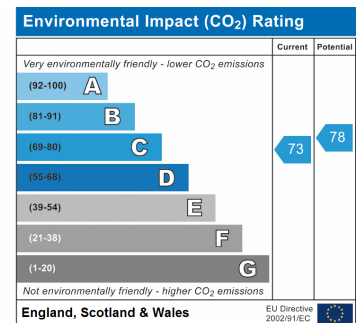
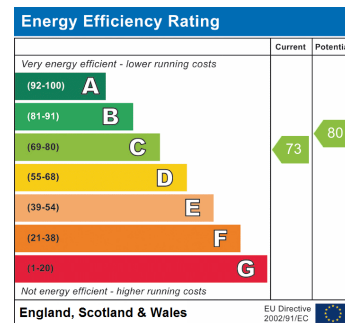
Floorplans



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.