



- Four Bedrooms
- Modern Kitchen/Diner
- Secluded Garden
- Semi Detached
- Garage and Parking
- Ground floor Cloakroom
- Lounge With Log Burner
- Home Office In Garden

## 7 Castleward Close, Wivenhoe, Colchester, Essex. CO7 9NT.

Viewing day this Saturday 7th of August from 12pm to 1.30pm by appointment only, please call to book your slot. A spacious four bedroom family home in this popular cul-de-sac in central Wivenhoe and falling into the sought after Millfields school catchment whilst remaining within easy reach of mainline station with fast links to London Liverpool Street. This great property offers a good size lounge, modern kitchen/diner, secluded garden, ground floor cloakroom, four bedrooms, modern bathroom, garage and parking. Wivenhoe offers excellent pubs and restaurants, the waterfront quay, woodland walks, Essex University, local shops and is minutes from Colchester Town. Chain Free call to view.



# Property Details.

## Ground Floor

### Entrance Lobby

Doors to

### Cloakroom

Obscure window to front, wall hung wash hand basin, close couple WC, radiator.

### Lounge



17' x 16' 10" (5.18m x 5.13m) Window to front, wood floor, log burner with tiled hearth and wood mantle over, radiator, stairs rising to first floor with cupboard under, door to.

### Kitchen/Diner



17' x 12' 5" (5.18m x 3.78m) French doors and window to rear, a range of stylish units with worktops over, inset one and a half bowl sink and drainer, breakfast bar area, integrated fridge, Range cooker and extractor, tiled splashbacks, spotlights, door to side.

## First Floor

### Landing

11' 4" x 9' (3.45m x 2.74m) Loft access, radiator, airing cupboard and doors to.

### Bedroom One



13' 8" x 10' (4.17m x 3.05m) Window to front, radiator, fitted wardrobes.

### Bedroom Two



8' 7" x 8' 7" (2.62m x 2.62m) Window to rear, radiator and fitted cupboard.

# Property Details.

## Bedroom Three



10' 10" x 6' 9" (3.30m x 2.06m) Window to front, radiator, fitted cupboard.

## Bedroom Four



9' 5" x 6' 3" (2.87m x 1.91m) Window to rear, radiator, fitted cupboard.

## Bathroom



Obscure window to side, panel bath with shower attachment, pedestal wash hand basin, close couple WC, heated towel rail, fully tiled walls.

## Garden



Mainly laid to lawn with patio area, various trees, shrubs and plants, all enclosed by panel fencing, further covered side area leading to garage. Home office in garden offering a variety of uses.

## Garage

16' 10" x 9' 2" (5.13m x 2.79m) Rollershut door to front, personal door to rear, power and light connected, plumbing for appliances.

## Front Garden

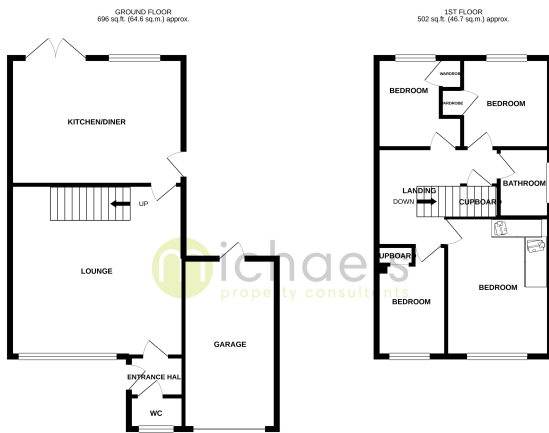
Mainly lawn with various shrubs and plants, pathway to front door.

## Parking

Off road parking is available in front of the garage.

# Property Details.

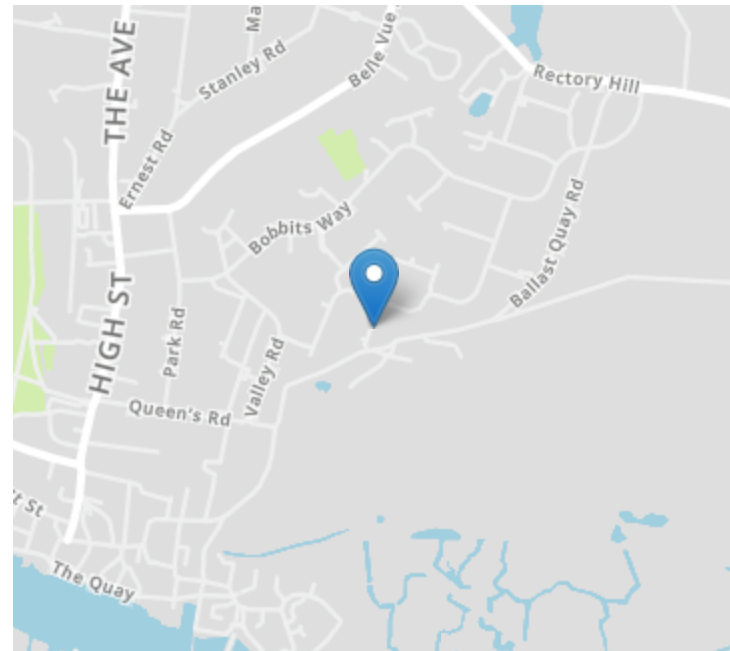
## Floorplans



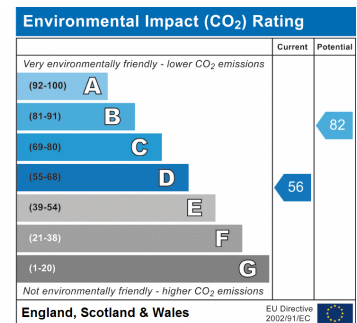
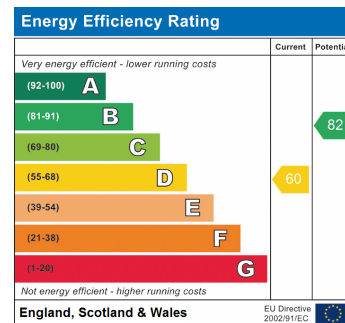
TOTAL FLOOR AREA: 1198 sq ft (111.3 sq m) approx.

These floor plans are based on a visual inspection of the property. Measurements of areas, volumes, mass and any other items are approximate and for information only and do not constitute a contract. The floor plans are not intended to be used for any purpose other than to provide a general guide to the layout of the property. The floor plans are not intended to be used for any purpose other than to provide a general guide to the layout of the property. The floor plans are not intended to be used for any purpose other than to provide a general guide to the layout of the property.

## 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.