



- Corner Plot
- Cul-De-Sac Position
- Detached Home
- Four Bedrooms
- En-Suite To Master
- Garage And Parking

### 3 Nottage Close, Wivenhoe, Colchester, Essex. CO7 9RN.

Nicely tucked away and sitting in a brilliant corner plot offering incredible scope to extend subject to planning. Being well presented and offering four first floor bedrooms with en-suite to master, family bathroom, living room, dining room, kitchen, utility room, garage and parking. Within easy reach of excellent local schools, countryside walks, local pubs, shops and restaurants, mainline train station with fast links to London Liverpool Street in just over the hour and of course the wonderful waterfront and quayside. This property has been recently updated to include new floorings, new front door, new consumer unit, new smoke and CO2 alarms, new radiators and redecoration throughout. Call for details.





# Property Details.

## Ground Floor

### Entrance Hall

Radiator, wood effect flooring, stairs to first floor with cupboard under and doors to.

### Living Room



14' 10" x 11' 7" (4.52m x 3.53m) Window to front, wood effect flooring, radiator, TV point, open plan to dining room.

### Dining Room



11' 1" x 9' 6" (3.38m x 2.90m) Patio doors to rear, radiator, wood effect flooring.

## Kitchen/Breakfast Room



11' 10" x 8' 0" (3.61m x 2.44m) Window to rear, tiled floor, open to utility room, a range of fitted units and drawers with worktops over, inset sink and drainer, space for oven with extractor over, matching eye level units, integrated dishwasher, tiled splashbacks.

### Utility Room

7' 10" x 6' 0" (2.39m x 1.83m) Door and window to rear, tiled floor, radiator, space for fridge/freezer, space for washing machine, fitted units with inset sink and tiled splashback.

## First Floor

### Landing

Loft access, radiator, doors to.

### Bedroom One



15' 0" x 11' 8" (4.57m x 3.56m) Window to front, radiator and door to.

# Property Details.

## En-Suite



Window to front, shower cubicle, vanity wash hand basin, close coupled WC, tiled splashbacks, radiator.

## Bathroom



Window to rear, panel bath with shower and screen over, wash hand basin, close coupled WC, heated towel rail, tiled splashbacks.

## Bedroom Two



12' 0" x 8' 1" (3.66m x 2.46m) Window to front and radiator.

## Bedroom Three

11' 2" x 9' 9" (3.40m x 2.97m) Window to rear, radiator.

## Bedroom Four

9' 4" x 7' 0" (2.84m x 2.13m) Window to rear, radiator.

## Outside

### Garage and Parking

Up and over door to front, power and light connected, ample parking in front.

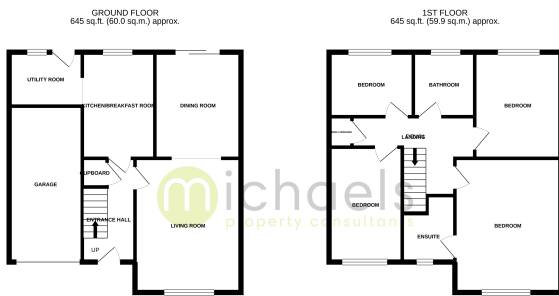
### Garden



A wonderful wrap round garden mainly laid to lawn with gated side access and panel fencing, various shrubs and plants. and plenty of scope for potential subject to planning permissions.

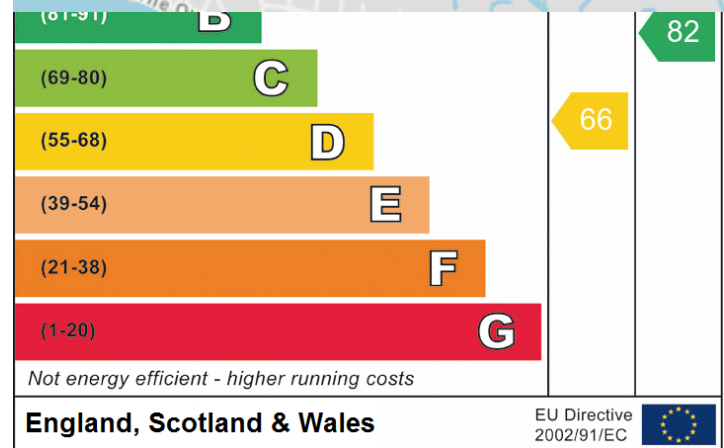
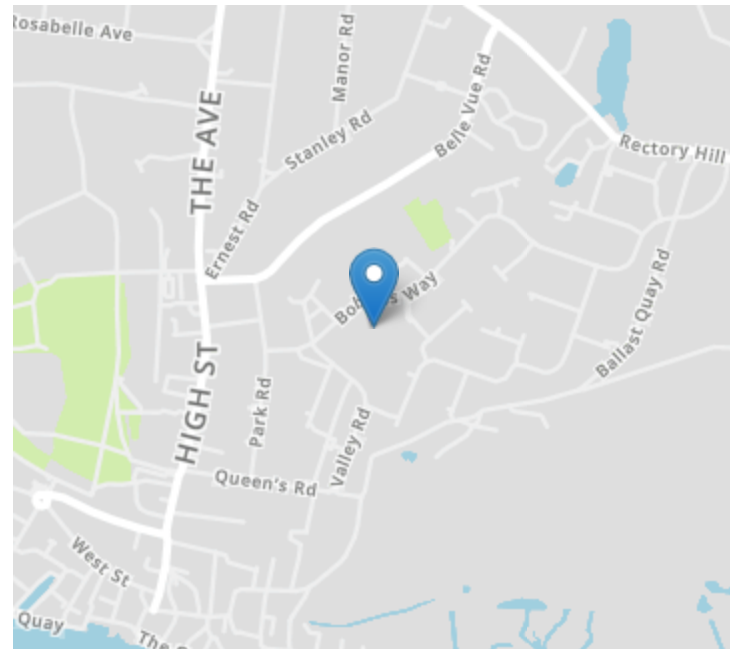
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1291 sq ft (119.9 sq m) approx.  
These plans should be taken as a guide only. The actual construction, measurements of walls, openings, doors and windows may vary from those shown on the plans and are subject to change without notice. The actual quantity of materials may vary from those shown on the plans and are subject to change without notice.

## Location



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.