



- Detached Bungalow
- Sought After Area
- Backing Directly Onto Wivenhoe Woods
- Potential To Extend (STP)
- Two Bedrooms
- Garage & Off Road Parking
- No Onward Chain
- Gas Central Heating & Double Glazing

4 Elm Grove, Wivenhoe, Colchester, Essex. CO7 9AY.

This extremely charming two bedroom detached bungalow is in the sought after location of Wivenhoe backing onto Wivenhoe woods. We are delighted to offer this two bedroom detached bungalow which is very well positioned in a secluded location. Highlights include two double bedrooms, two reception rooms, conservatory, approximately 120ft rear garden, ample parking to the front and with garage. To fully appreciate what this property/plot has to offer an early viewing is highly advised.



Property Details.

Living Accommodation

Porch

UPVC front door, inset floor mat.

Entrance Hall

Radiator, airing cupboard, and storage cupboard.

Living Room



14' 06" x 10' 07" (4.42m x 3.23m) Double glazed window to front, radiator, wall lights, open plan onto dining room.

Dining Room



22' 05" x 8' 09" (6.83m x 2.67m) Patio door to rear, radiator.

Kitchen



11' 0" x 11' 08" (3.35m x 3.56m) Double glazed window to rear and UPVC rear door, radiator, fitted kitchen including a range of wall and base units, stainless steel one and half bowl sink with right hand drainer, fitted fan, space for cooker and fridge/freezer.

Conservatory



22' 09" x 9' 04" (6.93m x 2.84m) Double glazed window to rear, side, UPVC door to side and patio door to rear, tiled floor, space for washing machine and tumble dryer, views onto rear garden.

Property Details.

Bedroom



13' 10" x 8' 11" (4.22m x 2.72m) Double glazed window to front, fitted wardrobe, wall hung basin with tiled splash back.

Bedroom



11' 08" x 10' 11" (3.56m x 3.33m) Double glazed window to rear, radiator, fitted wardrobes.

Family Bathroom



7' 10" x 6' 08" (2.39m x 2.03m) Double glazed obscure window to side, WC, vanity unit, shower enclosure.

WC

6' 04" x 2' 11" (1.93m x 0.89m) Double glazed obscure window to side, tiled floor and walls, low level WC and wall mounted wash hand basin.

Outside

Rear Garden



Secluded rear garden measuring approximately 120ft including patio area, steps and slope leading onto the garden laid to lawn with tiered flower beds, mature shrubs and trees, garden shed, backing onto woodland and side access to the front via side passage way.

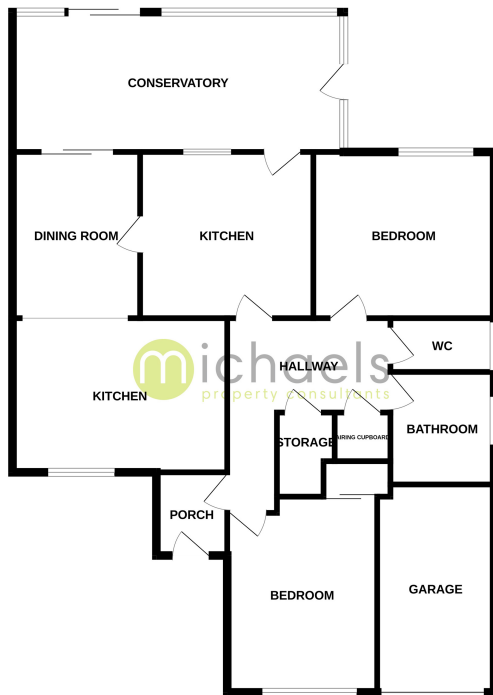
Off Road Parking & Garage

Block paved driveway creating off road parking for several cars to the front, garage with electric door, power, loft access and door to side.

Property Details.

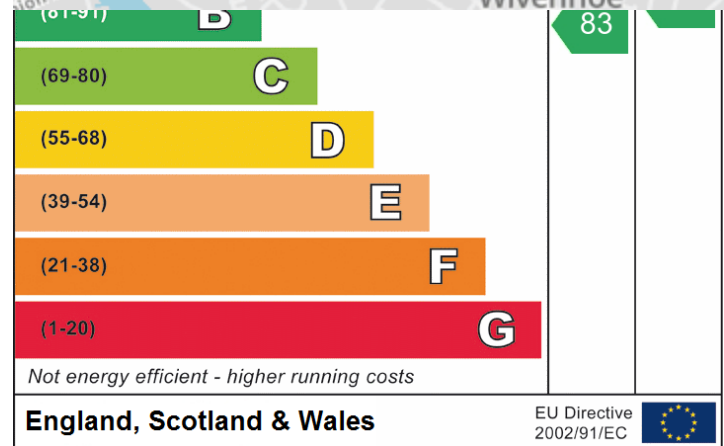
Floorplans

GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage ©2023

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.