



- Four Bedroom Detached Chalet Bungalow
- Chain Free Sale
- Ample Off Road Parking
- Positioned In The Popular Lower Wivenhoe
- Walking Distance To Wivenhoe Train Station
- Open Plan Kitchen/Diner With Vaulted Ceiling's

97 High Street, Wivenhoe, Colchester, Essex. CO7 9AB.

A Stunning generous size Chalet Bungalow offering accommodation over two levels, positioned in the sought after lower Wivenhoe within walking distance to the train station with direct links to London Liverpool Street Station, also within easy reach to local amities. The ground floor includes versatile living with three reception rooms two of which are currently used as bedrooms, a kitchen/diner with a vaulted ceiling looking onto the rear enclosed garden, the first floor includes two double bedrooms and shower room. The frontage is complimented with a generous driveway for ample cars, access to the rear garden via side passage to the enclosed rear garden with a workshop. Offered for sale with no onward chain.



Property Details.

Ground Floor

Hallway

Wooden front door opening into hallway, wood flooring, radiator, under stairs cupboard, doors leading to:

Lounge



4.33m x 3.97m (14' 2" x 13' 0") Double glazed bay fronted window, double glazed side window, wood floor, radiator, electric fireplace with marble hearth and mantle.

Additional Reception Room/ Ground Floor Bedroom



3.71m x 2.61m (12' 2" x 8' 7") Double glazed bay window to front, wood floor, radiator.

Additional Reception Room 2/ Ground Floor Bedroom



3.93m x 3.41m (12' 11" x 11' 2") Wood floor, radiator, double glazed French doors opening onto rear garden.

Kitchen/ Dining Room



7.67m x 3.60m (25' 2" x 11' 10") Tiled flooring, Double glazed window to side & patio doors to side and rear, vaulted ceiling, a range of white gloss wall and base units, solid wood worksurfaces, integrated ceramic sink with right hand drainer, space for: fridge and freezer, dish washer, range style cooker with stainless steel integrated splash back and cooker hood. Floor mounted log burner,

Utility

1.78m x 1.59m (5' 10" x 5' 3") Tiled flooring, range of wall and base units, space for washing machine and tumble dryer, wall mounted boiler.

First Floor

Landing

Wood floor, loft access and doors to:

Property Details.

Bedroom One



3.01m x 2.90m (9' 11" x 9' 6") Double glazed window to side & sky light, fitted wardrobes, eves storage, radiator, inset spot lighting.

Shower Room



2.01m x 1.94m (6' 7" x 6' 4") Tiled floor and walls, double glazed window to side, walk in shower, low level WC, Vanity unit and radiator.

En-Suite



2.41m x 2.40m (7' 11" x 7' 10") Tiled flooring and walls, panelled bath, low level WC, wash hand basin, v-lux window.

Outside

Front Aspect

Gravelled driveway on a slight slope over two levels, offering ample off road parking, medium height privacy brick wall to the front. Side access to the rear garden.

Rear Aspect



Decking area with the remainder garden mainly laid to lawn with mature bushes and trees, small pond, shed and brick shed with power.

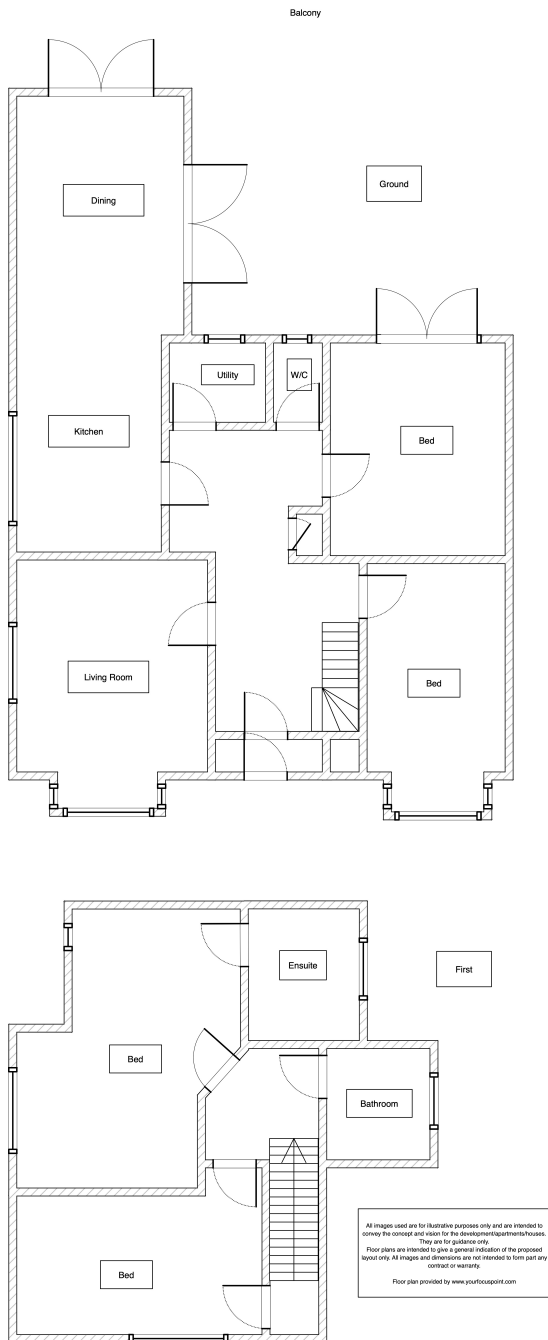
Bedroom Two



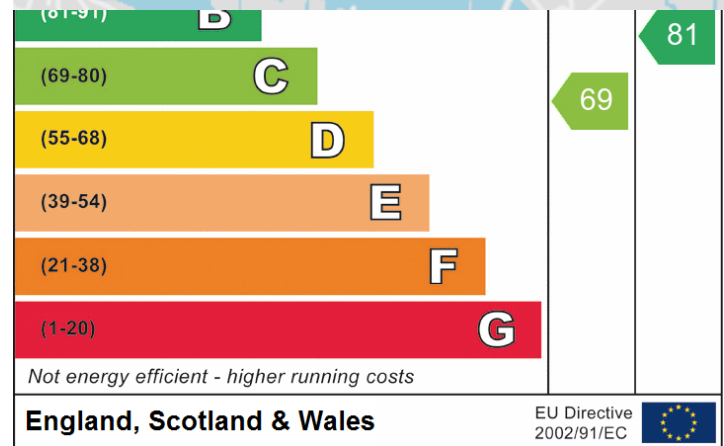
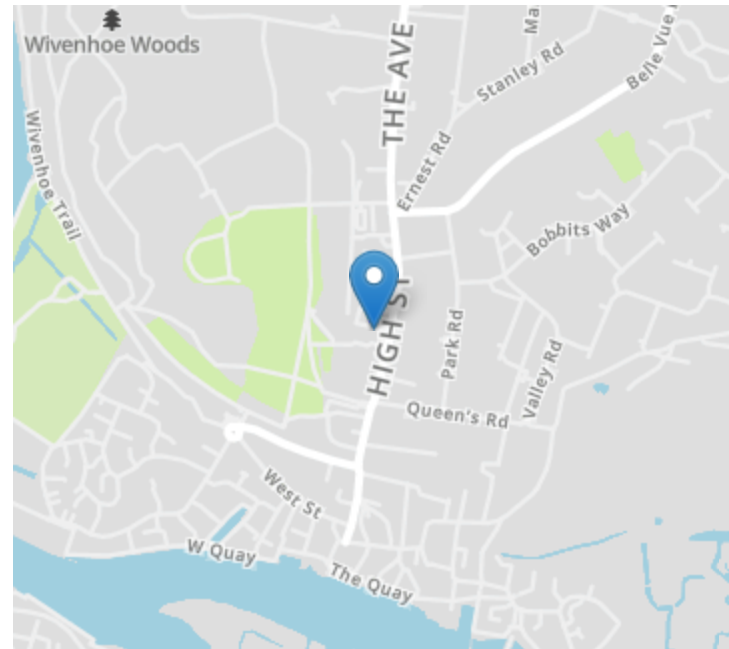
4.30m x 2.62m (14' 1" x 8' 7") Double Glazed Window to front, wood flooring, inset spot lighting, built in wardrobe, radiator.

Property Details.

Floorplans



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.