



- Detached Bungalow
- Sought After Road
- Close To Station
- Three/Four Bedrooms
- Two Garages
- Ample Parking
- Generous Garden
- Two En-Suites

## 11 Woodland Way, Wivenhoe, Colchester, Essex. CO7 9AP.

A substantial and spacious detached bungalow with incredible accommodation in this sought after central Wivenhoe position. Having undergone a series of extension and improvements this fine home now offers three/four bedrooms, two en-suites, family bathroom, large lounge with multifuel log burner, stylish kitchen, spacious bright dining room and garden room, two garages, large driveway and generous private garden. Situated minutes away from mainline station with fast links to London Liverpool Street, A short walk to the Quayside and Waterfront, good pubs, restaurants, excellent schools and vibrant community, Call to view.



# Property Details.

## Ground Floor

### Porch

A composite door leads to the porch which has a tiled floor and obscure glazed Upvc door to.

### Hallway

With wood effect floor, radiator, storage cupboard and doors to.

### Lounge



20' 9" x 16' (6.32m x 4.88m) With box bay window to front, window to rear, twin doors to bedroom four/study, two radiators, multi fuel burning stove with oak Bressemer over and tiled hearth, TV point.

### Bedroom Four/Study



16' x 10' 4" (4.88m x 3.15m) Window to side, radiator, multifuel burner with red brick surround and tiled hearth and door to dining room.

### Dining Room



23' 6" x 14' 7" (7.16m x 4.44m) A spacious room with conservatory to one end offering French doors to rear, windows to side and rear, radiator, part under floor heating, part oak part tiled flooring, two fitted storage cupboards, doors to kitchen and rear hall.

### Kitchen



21' 3" x 11' (6.48m x 3.35m) With two windows to side, door to side, tiled floor, radiator, a range of fitted units and drawers with worktops over, matching eye level units, tiled splashbacks, space for range cooker with extractor over, space for washing machine, space for dish washer, space for tumble dryer, space for American style fridge/freezer, inset spotlights and door to hallway.

### Bedroom One



14' x 11' (4.27m x 3.35m) Window to rear, radiator, fitted wardrobes and door to en-suite.

# Property Details.

## En-Suite One



Obscure window to side, double shower cubicle, close couple WC, vanity wash hand basin, heated towel rail, tiled floor and walls.

## Bedroom Two



12' 7" x 10' 8" (3.84m x 3.25m) Window to front, radiator, loft access and door to en-suite.

## En-Suite Two

Double shower cubicle, vanity wash hand basin, close couple WC, heated towel rail, extractor, shaver point, fully tiled.

## Bedroom Three



14' x 10' (4.27m x 3.05m) Window to rear, radiator, fitted wardrobes.

## Bathroom

Obscure window to side, Jacuzzi bath, shower cubical, close couple WC, vanity wash hand basin, airing cupboard, tiled floor with under floor heating and half tiled walls.

## Garage One

21' 8" x 12' 2" (6.60m x 3.71m) With electric roller shut door to front, roller shut door to rear, loft access, power and light connected.

## Garage Two

20' 2" x 9' 3" (6.15m x 2.82m) With up and over door to front, window to rear, door to side, power and light connected.

## Driveway

A large block paved driveway providing ample off road parking and leading to garages.

## Front Garden

A generous size and mainly laid to lawn.

## Courtyard

A side courtyard currently used for boat storage and is block paved and found between garage one and garage two.

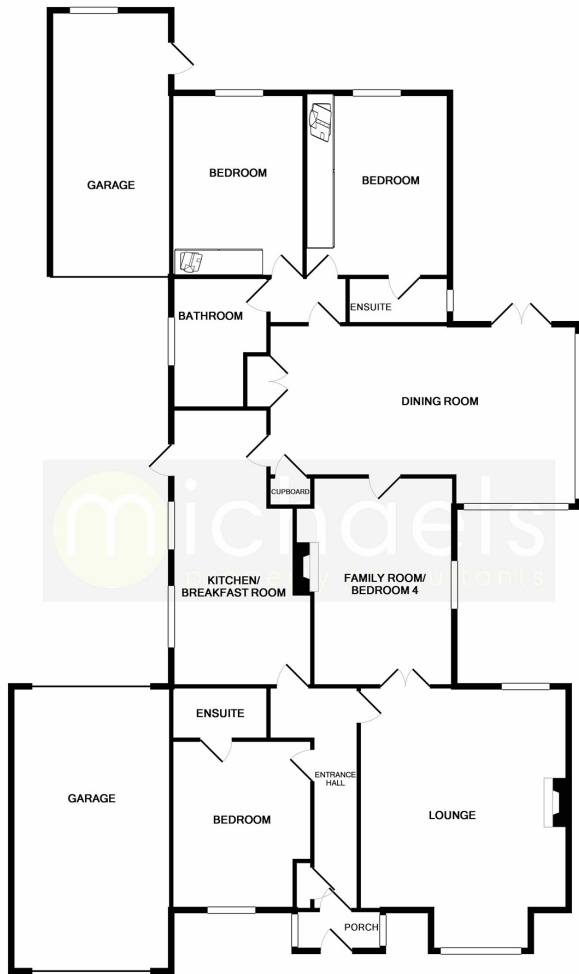
## Rear Garden



A generous size and very private, being mainly laid to lawn, garden shed, patio area, personal door to garage, and side access.

# Property Details.

## Floorplans

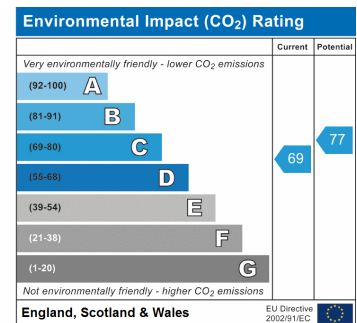
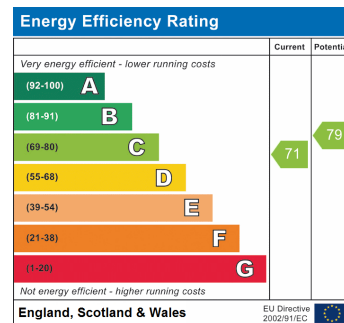


TOTAL APPROX. FLOOR AREA 2118 SQ.FT. (196.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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 Metropix ©2018

## 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.