



- Semi Detached
- Four Bedrooms
- En-Suite To Master
- Family Bathroom
- Ground floor Cloakroom
- Garage And Carport
- Generous Garden

1 Bobbitts Way, Wivenhoe, Colchester, Essex. CO7 9NJ.

A wonderfully extended family home in this sought-after position close to good local schools, mainline station with fast links to London Liverpool Street in just over the hour and Wivenhoe's desirable waterfront and quayside. Having been maintained to a high standard by the current owners for over 35 years this spacious home now offers four good sized first floor bedrooms, family bathroom, en-suite to master, ground floor cloakroom, lounge, spacious kitchen/diner, conservatory, garage, carport and a generous garden. Viewing is advised.



Property Details.

Ground Floor

Entrance Hall

16' 9" x 6' 1" (5.11m x 1.85m) Window to side, radiator, cloaks storage cupboard, stairs rising to first floor with storage cupboard under and doors to.

Cloakroom

Window to side, close couple WC, corner wash hand basin.

Lounge



14' x 10' 5" (4.27m x 3.18m) Window to front, radiator, twin glazed doors to kitchen,/diner, red brick fireplace with flame effect electric inset fire, mantle and hearth.

Kitchen/Diner



16' 10" x 13' 7" (5.13m x 4.14m) With twin glazed doors to lounge, patio door to conservatory, window to rear, radiator, a fitted range of kitchen units and drawers with worktops over, breakfast bar area with eye level units over, inset sink, tiled splash back, Neff oven and extractor hood. AEG hob, Neff dishwasher, Bosch washing machine and Siemens fridge/freezer. All integrated, high quality and only 2 years old. The kitchen opens onto the dining area.

Conservatory



9' 10" x 7' (3.00m x 2.13m) Wood effect flooring, Upvc construction with door to garden.

First Floor

Landing

Two loft hatches, large cupboard housing a boiler and doors to.

Bedroom One



14' x 10' 2" (4.27m x 3.10m) Window to front, airing cupboard, radiator.

Property Details.

En-Suite



Obscure window to front, close couple WC, vanity wash hand basin, shower cubicle, radiator, tiled splashbacks.

Bathroom



Obscure window to rear, panel bath with shower over, pedestal wash hand basin, close couple WC, tiled walls, radiator.

Bedroom Two



10' 5" x 11' (3.18m x 3.35m) Window to rear, radiator, fitted wardrobe.

Bedroom Three



11' x 8' (3.35m x 2.44m) Window to rear, radiator, fitted wardrobe.

Bedroom Four

11' x 8' (3.35m x 2.44m) Window to front, radiator, fitted wardrobe.

Garage and Carport

16' 8" x 9' (5.08m x 2.74m) Garage offers up and over door to front, window to rear, power and light connected, carport offers covered parking.

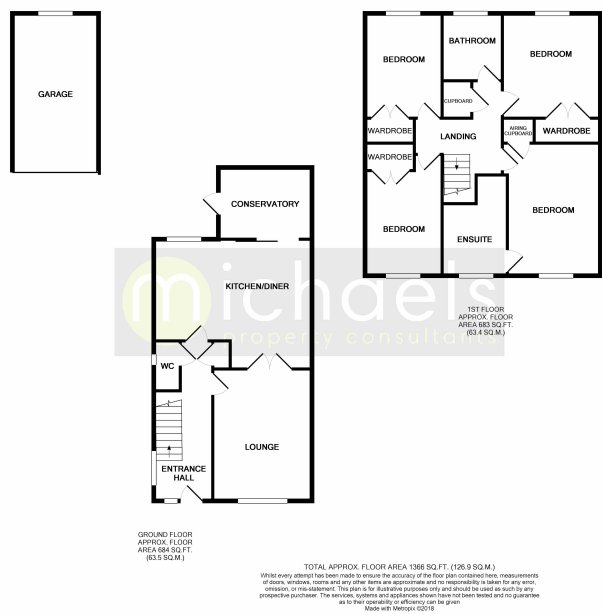
Garden



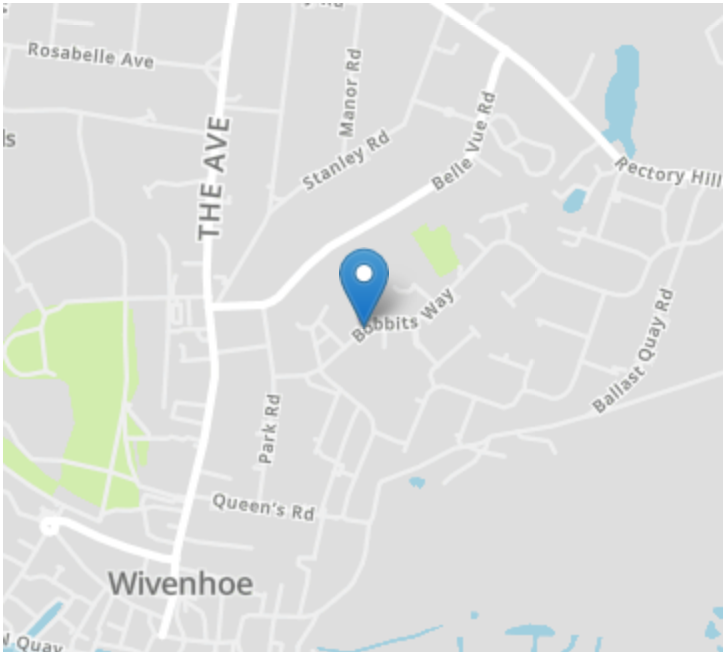
A generous garden mainly laid to lawn and enclosed by fencing with patio area, side access to garage and carport, various mature hedges, trees, shrubs and plants.

Property Details.

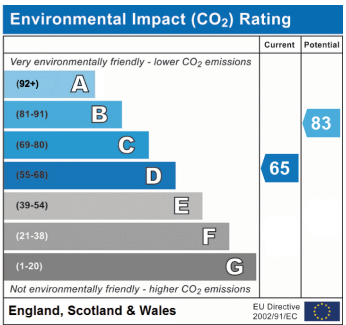
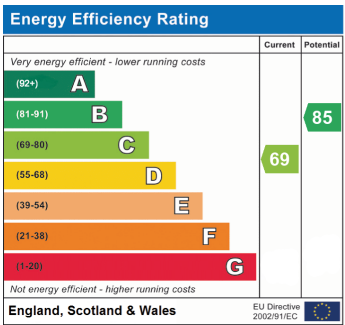
Floorplans



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.