



- Semi Detached House
- Three Bedrooms
- Garage & Parking
- First Floor Bathroom
- Open Plan Kitchen/Dining Area
- Lounge
- No Onward Chain
- Catchment Area for Millfields Primary School, Broomgrove Infant and Junior School

### 5 Denham Close, Wivenhoe, Colchester, Essex. CO7 9NS.

Three bedroom semi detached house offered for sale with no onward chain. This family home is positioned on the popular dene park area of Wivenhoe and of course within easy reach of Milfield School, Wivenhoe Train Station and beautiful waterfront Quay. Offering three good size bedrooms, first floor bathroom, spacious lounge, open plan kitchen with dining room extension, plenty of parking and a detached 20' garage. Viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

15' 6" x 6' (4.72m x 1.83m) Radiator, stairs rising, stairs to first floor.

### Lounge



18' 7" x 10' 10" (5.66m x 3.30m) UPVC window to front, two radiators, feature gas fireplace with hearth and mantle over.

### Kitchen



16' x 12' (4.88m x 3.66m) Tiled floor, UPVC window to rear, under stairs storage cupboard, radiator, fitted units and drawers, worktops over, tiled splashbacks, sink and drainer, matching eye level units, spaces and plumbing for appliances, ( washing machine can remain) open plan to

### Dining Room



8' 7" x 8' 3" (2.62m x 2.51m) Tiled floor, UPVC French doors to side, UPVC window to rear, radiator.

## First Floor

### Landing

UPVC window to side, airing cupboard and loft access.

# Property Details.

## Bedroom One



17' 3" x 9' (5.26m x 2.74m) UPVC window to front, radiator, fitted wardrobes.

## Bedroom Two

10' x 8' (3.05m x 2.44m) UPVC window to rear, fitted wardrobe, radiator.

## Bedroom Three

12' 6" x 6' 9" (3.81m x 2.06m) UPVC window to front radiator, fitted storage cupboard.

## Bathroom



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

## Outside

### Rear Garden



Enclosed by fencing, lawn area, patio area, outside lights and open to driveway.

### Driveway & Garage



Mainly laid to lawn, with path to front door and driveway to side for off road parking.

Garage 20' 7" x 10' (6.27m x 3.05m) Up and over door to front, UPVC door to side, window to side, power and light connected.

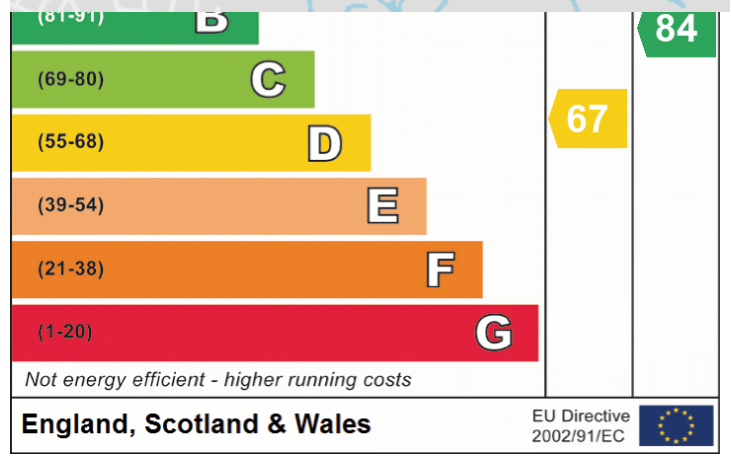
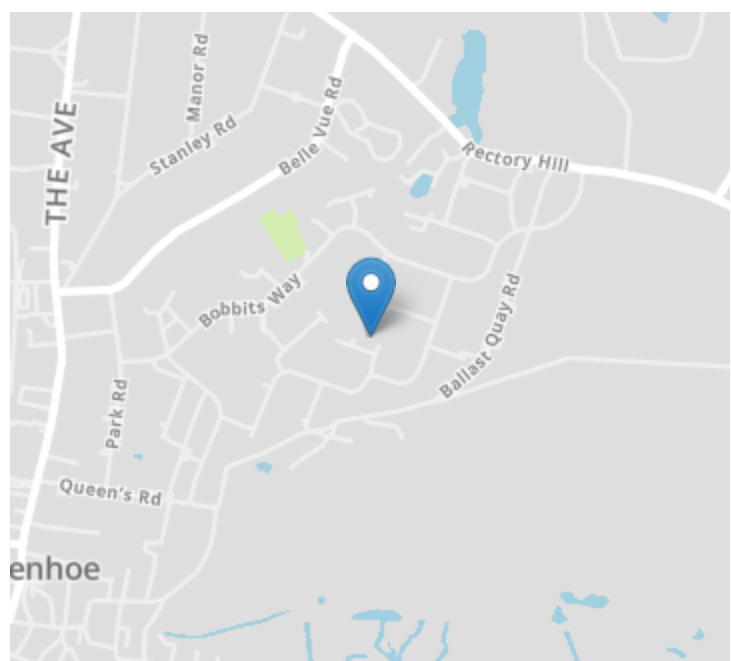


# Property Details.

## 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.

