



- Extended Family Home
- Semi Detached
- Four Bedrooms
- En-Suite and Bathroom
- Garage and Parking
- Close to Station and Waterfront

**28 Vanessa Drive, Wivenhoe,
COLCHESTER, Essex. CO7 9PB.**

A beautifully extended and wonderfully presented semi detached family home in this popular position within easy reach of Wivenhoe Woods and through to the Mainline station with fast links to London Liverpool Street in just over the hour. This well planned home now offers four first floor bedrooms, en-suite to master, family bathroom, extended lounge, kitchen, dining room, cloakroom, garage, garden and parking.



Property Details.

Ground Floor

Entrance Hall

With storage and doors leading to.

Lounge



16' 9" x 16' 1" (5.11m x 4.90m) With window to front, window to side, door to lobby.

Kitchen



15' 7" x 9' 2" (4.75m x 2.79m) Open to dining room, window to rear, a modern range of fitted units and drawers with works over, matching eye level units, tiled splashbacks, spaces for appliances, doors to lobby and entrance hall.

Dining Room



9' 4" x 7' 10" (2.84m x 2.39m) Patio doors to rear, radiator, door to rear hall.

Rear Hall

With doors to cloakroom and garage.

Cloakroom



With window to rear, close coupled WC, wash hand basin, radiator

First Floor

Landing

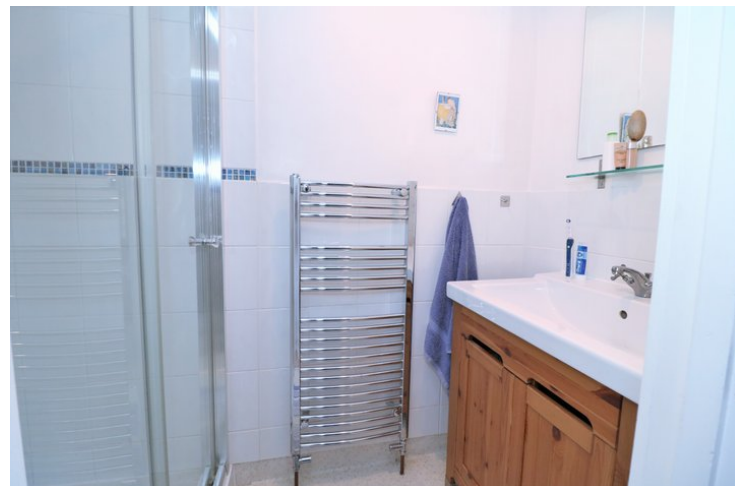
With storage cupboard and doors to.

Bedroom One



11' 8" x 10' 5" (3.56m x 3.17m) Window to front, radiator and door to en-suite.

En-Suite



Shower cubicle, heated towel rail, vanity wash hand basin, half tiled walls.

Property Details.

Bedroom Two



12' 4" x 8' 9" (3.76m x 2.67m) Window to rear, radiator.

Bedroom Three



10' 6" x 8' 1" (3.20m x 2.46m) Window to front, radiator.

Bedroom Four



8' 9" x 8' 1" (2.67m x 2.46m) Window to rear, radiator.

Study/Nursery

6' 6" x 5' 4" (1.98m x 1.63m) Window to side.

Bathroom



Obscure window to rear, panel bath, vanity wash hand basin, close coupled WC, tiled splashbacks.

Outside

Garage and Carport

To the front of the property there is a driveway leading to carport and then to garage the garage also offers power and light, door and window to garden and plumbing for washing machine.

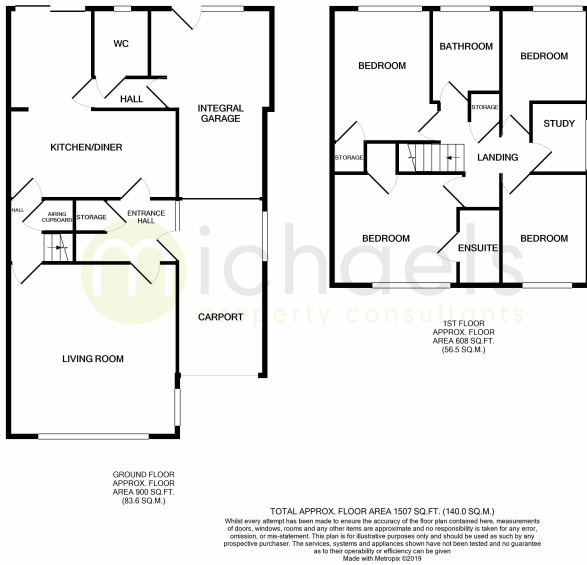
Gardens



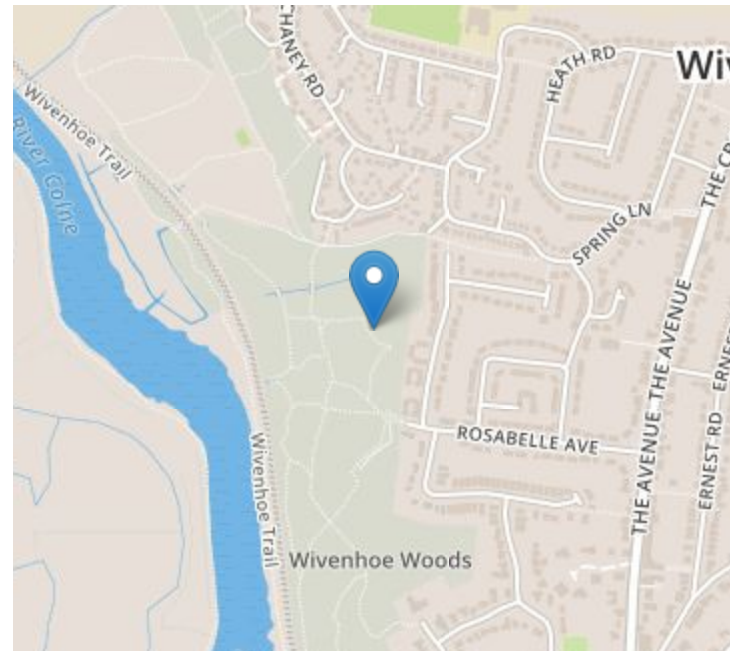
The front garden is mainly laid to lawn and offers various shrubs and hedging. The rear garden is enclosed by panel fencing, with patio area and various shrubs and plants, garden shed to remain.

Property Details.

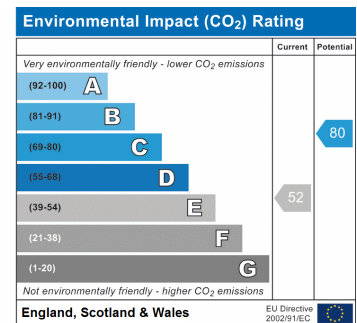
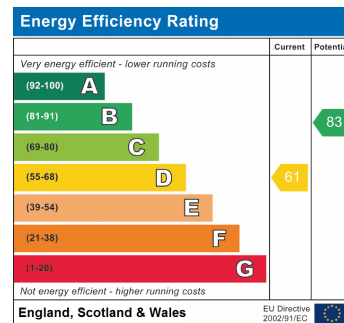
Floorplans



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.