



- South Facing Garden
- 27ft Lounge/Diner
- Three Bedrooms
- Shower Room & Bathroom
- Modern Kitchen
- Ample Parking
- Millfields Catchment
- Viewing Advised

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

A brilliant family home in this popular cul-de-sac position within easy reach of Millfields School and of course the mainline station with fast links to London Liverpool Street in just over the hour. Offering versatile accommodation and a fabulous South facing garden with highlights to include: Entrance porch, 27ft Lounge/Diner, modern kitchen, ground floor shower room, 25ft playroom, three first floor bedrooms, first floor bathroom, ample off road parking and private rear garden.



Property Details.

Ground Floor

Porch

7' 10" x 3' 10" (2.39m x 1.17m) With further door to.

Lounge/Diner



27' 5" x 16' 0" (8.36m x 4.88m) Window to front, patio doors to rear, wood floor, fireplace, stairs to first floor.

Kitchen



12' 7" x 7' 7" (3.84m x 2.31m) Window to rear, door to lobby, a modern range of fitted units and worktops, with fitted oven, hob and extractor, integrated fridge and freezer, tiled splashbacks, matching eye level units.

Lobby

Door to rear garden, doors to.

Shower Room

Window to rear, close coupled WC, vanity wash hand basin, radiator, tiled floor and half tiled walls, shower cubicle.

Play Room

25' 8" x 7' 4" (7.82m x 2.24m) Window to front, radiator, wood flooring, recess with fitted boiler.

First Floor

Landing

Window to side, loft access, airing cupboard and doors to.

Property Details.

Bedroom



17' 3" x 9' 1" (5.26m x 2.77m) Window to front and radiator.

Bedroom



10' 2" x 8' 0" (3.10m x 2.44m) Window to rear, radiator, wardrobe recess.

Bedroom

12' 7" x 6' 9" (3.84m x 2.06m) Window to front, radiator, storage cupboard.

Bathroom



Window to rear, panel bath, vanity wash hand basin, close coupled WC, heated towel rail, tiled floor.

Outside

Rear Garden



A sunny South facing garden mainly laid to lawn with patio area, pergola and all enclosed by panel fencing.

Driveway

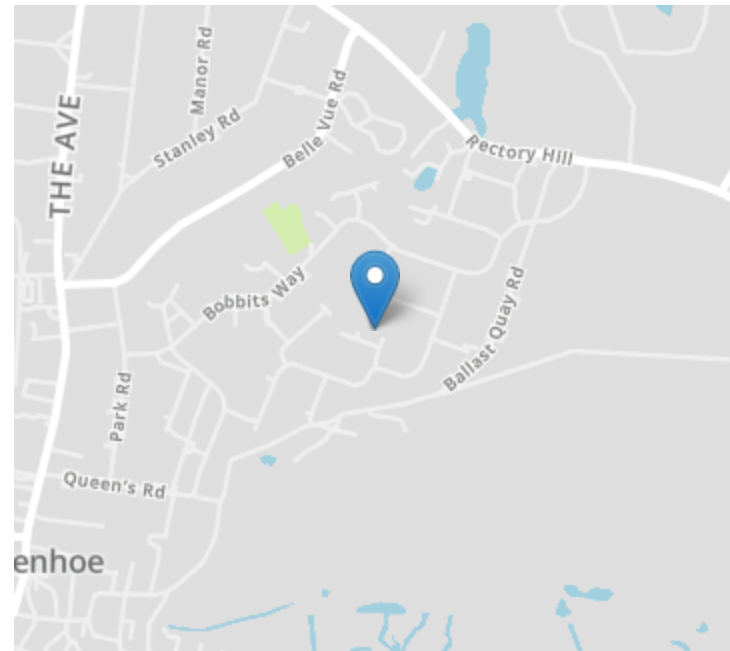
A printed driveway providing ample off road parking.

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.