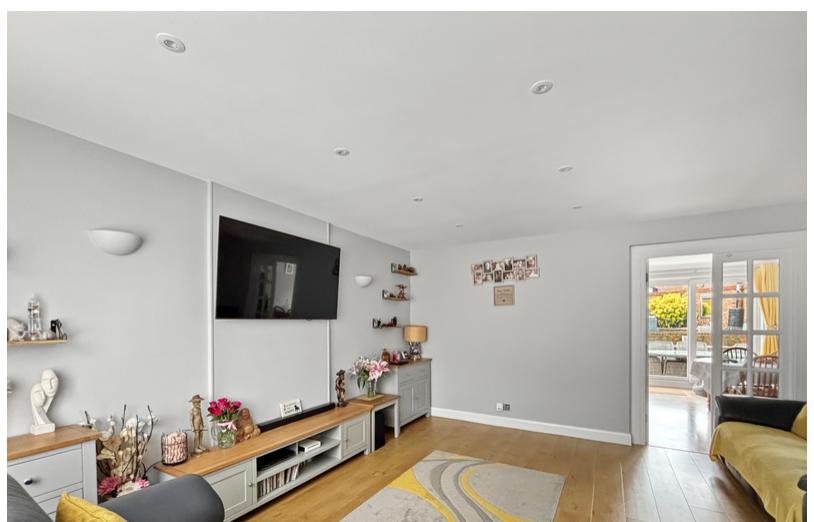




- Detached House
- Four Bedrooms
- Garage & Ample Parking
- Dining Room
- Lounge
- Kitchen
- Low Maintenance Rear Garden
- Garage & Ample Off Street Parking
- Millfields Catchment

### 1 Sainty Close, Wivenhoe, Colchester, Essex. CO7 9RW.

This four bedroom well planned detached family home offering brilliant space and ideally located within the school catchment of Millfields Infant and Primary School. The ground floor has a cloakroom, living room, dining room and kitchen whilst the first floor has four bedrooms and a shower room. Further benefits include a garage, lean to, ample off road parking and a generous rear garden. Wivenhoe offers mainline train station with fast links to London Liverpool Street in just over the hour, good local shops, amenities, Essex university and of course the waterfront and quayside, call us to view.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, window to front and side, electric heater, stairs to first floor.

### WC

Double glazed window to side, low level WC, wash hand basin.

### Lounge



Window to front, inset spots, wall lights, radiator.

### Kitchen



Inset spot lights, tiled floor, window to side and UPVC door to rear, fitted modern kitchen including a range of wall and base units, laminate worktop, splash back, stainless steel sink with right hand drainer, induction hob, cooker hood, dishwasher, space for fridge/freezer.

### Dining Room



Double glazed patio door to rear, radiator, understairs storage.

### Lean To

Door to rear, window to front, radiator.

## First Floor

### Landing

Loft access ( the loft is insulated, and includes a ladder)

### Bedroom One



Window to front, radiator, fitted wardrobes.

# Property Details.

## Bedroom Two



Window to rear, radiator, fitted wardrobes.

## Family Shower Room



Double glazed window to side, inset spot lights, low level WC, corner shower, wash hand basin.

## Bedroom Three



Window to rear, radiator.

## Bedroom Four

Window to front, radiator, storage cupboard housing boiler.

## Outisde

### Off Road Parking

Ample off road parking via the hard standing and block paved driveway to both sides of the property, garage with up and over door, power and light housing the washing machine.

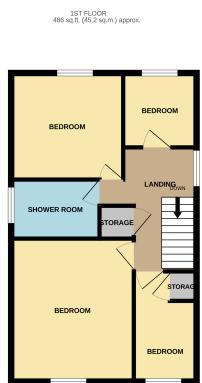
### Rear Garden



A low maintenance rear garden with artificial grass and the remainder laid to paving over split levels, side access to garage and parking.

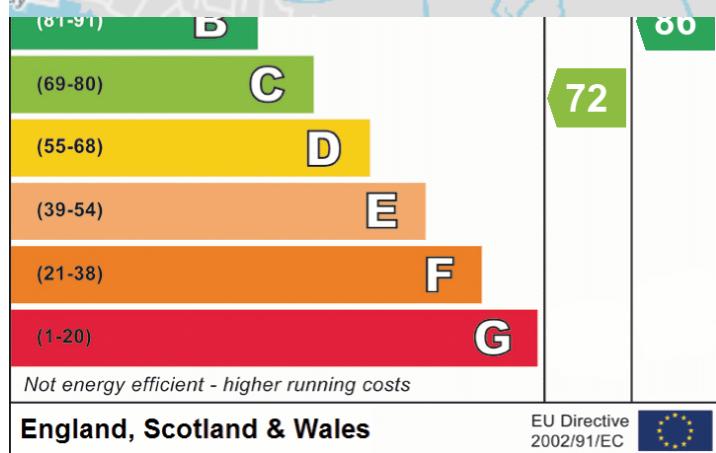
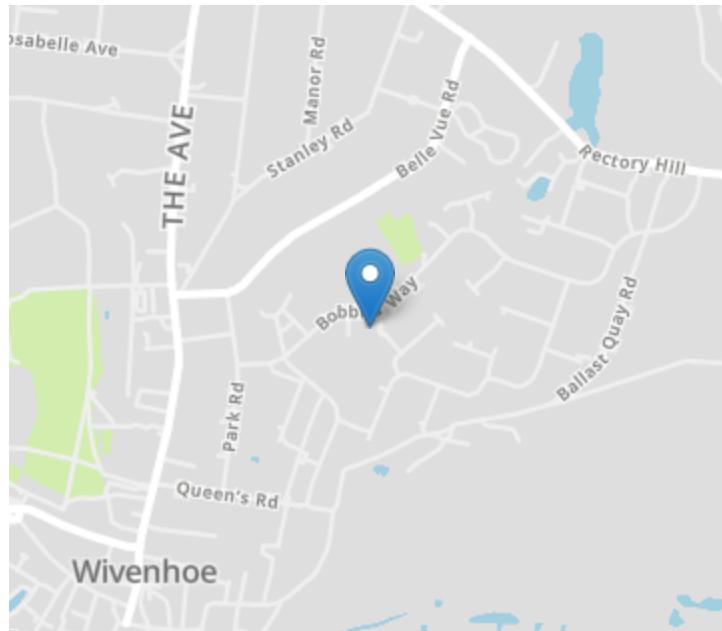
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1080 sq ft. (100.4 sq m.) approx.  
Whilst every attempt is made to ensure the accuracy of the floor plans, measurements of rooms, windows, doors and any other features are approximate and not to scale. This is to assist the vendor in marketing the property and is not intended to be used for any other purpose. Prospective purchasers should make their own arrangements to verify the details. The services, systems and appliances shown have not been tested and no guarantees are given as to their condition or suitability. © Michael's Property 2012

## 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.