



- Detached Family Home
- Three Bedrooms
- Cul De Sac Location
- Conservatory
- Open Plan Living
- Cloakroom & Family Bathroom
- Garage & Off Road Parking
- Walking Distance Of Local Primary School

**18 Jack Hatch Way, Wivenhoe,
Colchester, Essex. CO7 9SH.**

Michaels property consultants are delighted to present this charming three double bedroom detached family home to the market. Accommodation includes a generous living room, kitchen, and cloakroom to the ground floor and three bedrooms and family bathroom to the first floor. The exterior offers a well maintained enclosed rear garden and driveway with garage to the front aspect. Conveniently located within walking distance to the local school, Essex university and mainline train station with direct links to London Liverpool Street. To appreciate everything this property has to offer please contact us to arrange an appointment. Guide price £360,000-£370,000.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, storage cupboard, doors leading to:

WC

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

Kitchen



9' 4" x 7' 2" (2.84m x 2.18m) Double glazed window to rear, range of wall and base units, tiled splash back, stainless steel sink, cooker, gas hob, space for washing machine and fridge/freezer.

Living Room



19' 6" x 14' 08" (5.94m x 4.47m) Double glazed window to front and rear, radiators, open plan lounge/diner.

Conservatory



11' 01" x 8' 08" (3.38m x 2.64m) Double glazed windows to rear and sides, UPVC French doors, tiled floor.

First Floor

Landing

Loft access, window to front, storage cupboard doors leading to:

Bedroom



14' 08" x 9' 05" (4.47m x 2.87m) Double glazed window to front and rear, radiator.

Property Details.

Bedroom



9' 08" x 9' 08" (2.95m x 2.95m) Double glazed window to rear, radiator.

Bedroom



9' 08" x 8' 09" (2.95m x 2.67m) Double glazed window to rear, radiator.

Bathroom



Double glazed obscure window to front, paneled bath with over head shower, low level WC, wash hand basin, part tiled walls.

Off Road Parking & Garage

Off road parking to the front leading to the garage with up & over garage door and power.

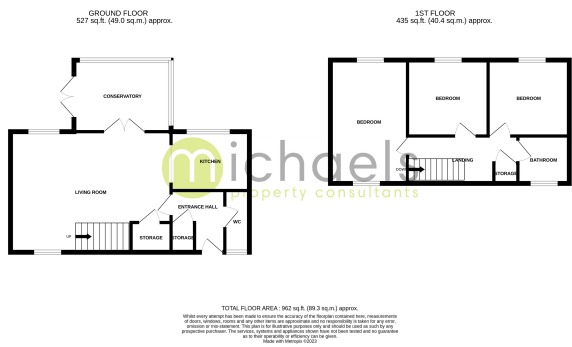
Rear Garden



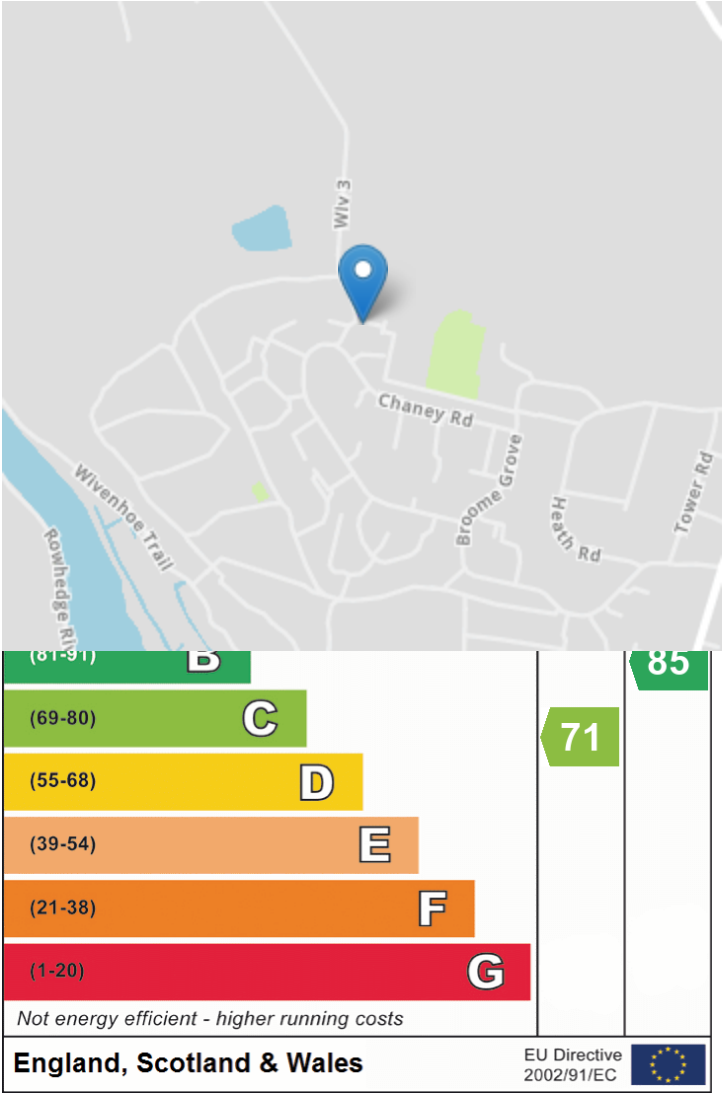
A well maintained south facing rear garden mainly block paved with steps raising to lawn, along with garden shed and side access, retained by fencing.

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.