



- Extended Semi-Detached House
- Two Reception Rooms
- Three bedrooms
- Open Plan Kitchen/Diner/Family Room
- Cloakroom And Bathroom
- Generous Garden
- Parking And Garage
- Close To Wivenhoe's Amenities

39 Vanessa Drive, Wivenhoe, Colchester, Essex. CO7 9PB.

A spacious and well extended semi-detached house located adjacent to Wivenhoe woods with great access to Wivenhoe's local amenities, shops, good schools, picturesque quay and mainline train station with fast Links to London Liverpool Street. Highlights of this home include three bedrooms, bathroom and cloakroom, open plan kitchen/diner/family room, utility area, lounge, good garden, ample parking and garage. Viewings are highly recommended.



Property Details.

Entrance Hall

With kardean floor, stairs rising to first floor and doors to.

Lounge



13' 6" x 11' 9" (4.11m x 3.58m) With double glazed window to front and side, radiator, feature fireplace.

Kitchen/Diner



19' 9" x 10' 7" (6.02m x 3.23m) An extended open plan kitchen/diner/sitting room and utility area with double glazed window to side, kardean floor, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splash back, double oven, electric hob with extractor hood over, two storage cupboards and open to sitting and utility area.

Utility Area



8' 5" x 4' 2" (2.57m x 1.27m) With Velux window, radiator, kardean floor, integrated fridge, eye level and base units with worktop and space for washing machine and tumble dryer under.

Sitting Room



13' 2" x 8' 3" (4.01m x 2.51m) With double glazed window to side and French doors to rear, radiator, kardean floor and door to cloakroom.

Cloakroom



With double glazed window to rear, kardean floor, radiator, wash hand basin, close coupled WC.

Property Details.

Ground Floor

Landing

With loft access, two storage cupboards and doors to.

Bedroom One



13' 1" x 11' 7" (3.99m x 3.53m) With double glazed window to front, radiator, a range of fitted bedroom furniture to remain.

Bedroom Two



11' 10" x 9' 9" (3.61m x 2.97m) With double glazed window to rear, radiator and built in storage.

Bedroom Three



9' 11" x 9' 5" (3.02m x 2.87m) With double glazed window to front, radiator, built in storage.

Bathroom



With obscure double glazed window to rear, radiator, karndean floor, enclosed cistern wc and wash hand vanity basin, panelled bath with shower over.

Rear Garden



A good sized rear garden enclosed by fencing with side access through gates, patio area leading to lawn, garden shed to remain.

Garage

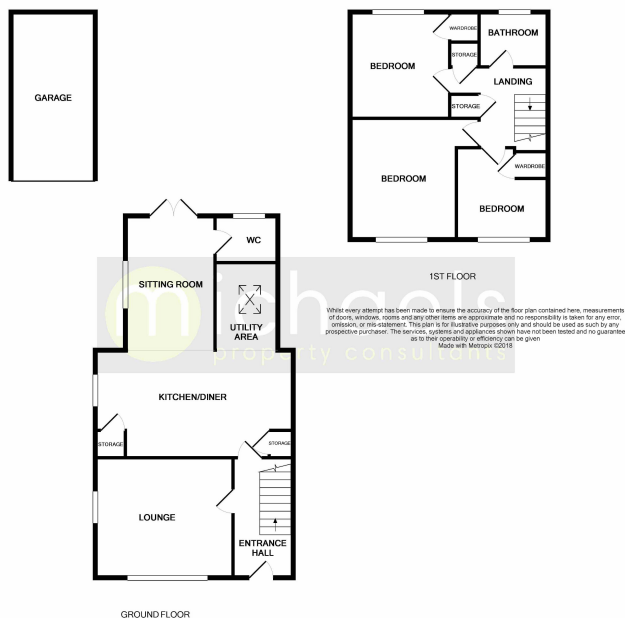
16' 8" x 8' 4" (5.08m x 2.54m) With up and over door to front, power and light connected.

Driveway

Hardstanding in front of garage providing off road parking for several cars.

Property Details.

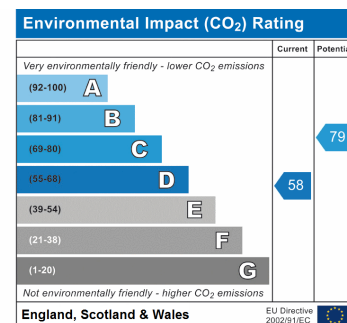
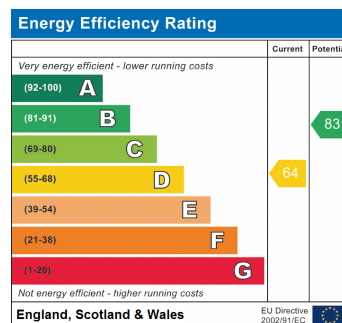
Floorplans



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.

