



- Accommodation Across Three Floors
- Four Bedrooms
- Two En Suites, Family Bathroom & Ground Floor Cloakroom
- Off Road Parking
- Lower Wivenhoe Position
- Walking Distance Of Wivenhoe Train Station
- Sash Windows
- Private Rear Garden

**4 Oakleigh Court, Wivenhoe, Colchester, Essex. CO7 9DQ.**

Positioned on the popular Cooks Shipyard development in lower Wivenhoe. This four-bedroom home offers living accommodation over three levels. Highlights also include open plan living to the ground floor with French doors onto the rear garden, two en suites and family bathroom, along with charming sash windows. Within easy reach of the waterfront, quayside, pubs, restaurants and of course the mainline station with fast links to London Liverpool Street in just over the hour. Viewings now happening.

\*\*Guide Price £425,000-£450,000\*\*.





# Property Details.

## Ground Floor

### Entrance Hall

9' 11" x 3' 01" (3.02m x 0.94m) Wooden front door, radiator, stairs rising to first floor.

### WC

5' 07" x 2' 11" (1.70m x 0.89m) radiator, low level WC, wash hand basin.

### Living/ Dining Room



16' 05" x 15' 04" (5.00m x 4.67m) Double glazed sash window to rear, French doors opening onto the garden, radiator, under stairs storage.

### Kitchen



10' 02" x 7' 11" (3.10m x 2.41m) Double glazed sash window to front, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, integrated stainless steel sink, hob, cooker hood, oven, fridge/freezer, space for washing machine, dish washer.

## First Floor

### Landing

12' 0" x 6' 04" (3.66m x 1.93m) Airing cupboard, doors leading to:

## Bedroom 2



11' 03" x 8' 06" (3.43m x 2.59m) Double glazed sash window to front, currently used as an office.

## En-Suite



6' 08" x 4' 06" (2.03m x 1.37m) White suite including, low level WC, shower cubicle with tiled splash back, wash hand basin.

## Bedroom 3

11' 02" x 8' 0" (3.40m x 2.44m) Double glaze sash window to rear, radiator.

## Bedroom 4

9' 03" x 7' 02" (2.82m x 2.18m) Double glazed sash window to rear, radiator.

# Property Details.

## Family Bathroom



6' 11" x 6' 09" (2.11m x 2.06m) Obscured sash window to rear, paneled bath, low level WC, wash hand basin.

## En-Suite



6' 06" x 6' 05" (1.98m x 1.96m) Velux window to rear, corner shower cubicle, low level WC, wash hand basin.

## Second Floor

### Landing

14' 7" x 3' 01" (4.45m x 0.94m) Velux window, doors leading to:

### Bedroom 1



16' 09" x 11' 09" (5.11m x 3.58m) Double glazed window to front, radiator.

## Outside

### Off Road Parking

Off road parking to the front via the block paved driveway.

### Rear Garden



Low maintenance west facing rear garden, laid to block paving, garden shed, rear access via the gate, retained by privacy fencing.

