



- Detached Home
- Three Bedrooms
- Ground Floor Cloakroom
- Conservatory
- Modern Kitchen & Bathroom
- Garage and Parking

11 Valfreda Way, Wivenhoe, Colchester, Essex. CO7 9PJ.

****GUIDE PRICE £320,000 - £330,000**** A brilliant detached family home in this popular position close by to good schools, Essex University, Woodland walks and within easy reach of amenities and mainline train station with fast links to London Liverpool street in just over the hour. Offering three bedrooms and family bathroom on the first floor, Cloakroom, lounge/diner, conservatory and kitchen on the ground floor with good gardens, garage and parking too.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs to first floor, storage cupboard and doors to.

Cloakroom

Window to side, close couple WC, wash hand basin, radiator.

Kitchen



10' 6" x 8' 4" (3.20m x 2.54m) Window to front, under stairs storage cupboard, doors to lounge and garage. A modern range of fitted units and drawers with worktops over, gas hob, sink and drainer, fitted oven, space for fridge, space for washing machine, extractor, tiled splashbacks.

Living Room



18' 7" x 12' 0" (5.66m x 3.66m) Patio doors to conservatory, door to kitchen, radiator.

Conservatory



9' 9" x 9' 2" (2.97m x 2.79m) Upvc construction, tiled floor, doors to garden.

First Floor

Landing

Window to side, airing cupboard, doors to.

Bedroom One



12' 0" x 10' 0" (3.66m x 3.05m) Window to rear, radiator, fitted wardrobe.

Property Details.

Bedroom Two



10' 0" x 8' 6" (3.05m x 2.59m) Window to front, radiator, fitted wardrobe.

Bedroom Three



8' 9" x 8' 3" (2.67m x 2.51m)

Bathroom



Obscure window to front, panel bath with screen and shower over, close coupled WC, pedestal wash hand basin, heated towel rail, tiled walls.

Outside

Gardens



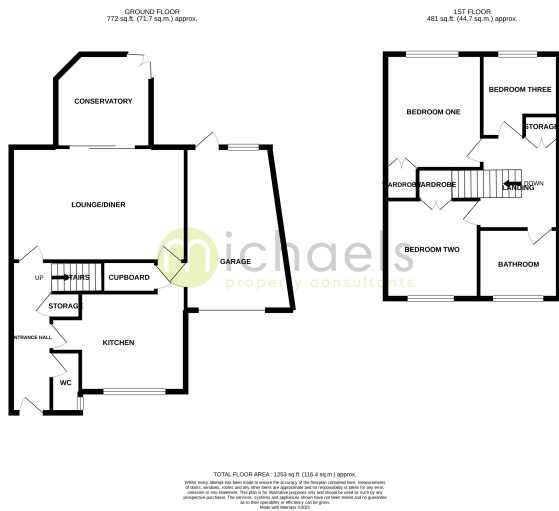
Rear garden is mainly laid to lawn and enclosed by panel fencing with various shrubs and plants, garden shed and access to garage.

Garage and Parking

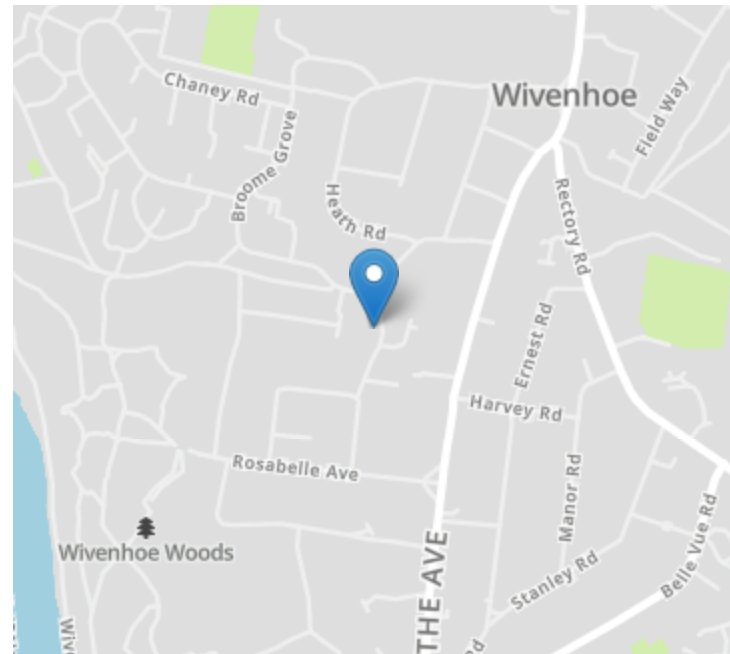
17' 5" x 11' 5" (5.31m x 3.48m) The garage narrows to 9ft at the rear with up and over door to front, window and door to rear, door to kitchen, power and light connected. Driveway to front offering off road parking.

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.