



- Stylish and Contemporary
- Generous Garden
- Backing Directly Onto Wivenhoe Woods
- Three Bedrooms
- En-Suite
- Off Road Parking
- Offered With a Complete Chain
- Modern Throughout

38 Parkwood Avenue, Wivenhoe, Colchester, Essex. CO7 9AN.

A truly wonderful detached bungalow in this amazing position backing on to Wivenhoe Woods whilst offering spectacular gardens. Nestled within easy reach of good local shops, schools, mainline railway station with fast links to London Liverpool Street in just over the hour, the gorgeous waterfront quay and good local pubs/restaurants with highlights of this stylish home to include: 23ft Living room, three bedrooms, en-suite, family bathroom, modern kitchen open onto a charming sun room with roof lantern, off road parking, large garden with a 20ft outbuilding.



Property Details.

All Accommodation on One Level

Entrance Hall

With 2 storage cupboards and doors leading to.

Living Room



23' 0" x 11' 10" (7.01m x 3.61m) Window to front, two high level windows to side, radiators, feature fireplace.

Bedroom



15' 0" x 8' 9" (4.57m x 2.67m) Windows to front and side, radiator, currently used as a study.

Kitchen



10' 10" x 10' 5" (3.30m x 3.17m) A contemporary range of fitted units and drawers with worktops over, inset sink, integrated oven and microwave, integrated dishwasher, integrated washing machine, electric hob with extractor over, matching eye level units, tiled splashbacks, window to side, tiled floor with heating under, open plan to Sun Room.

Sun Room



13' 6" x 9' 1" (4.11m x 2.77m) Brick plinth and Upvc construction, French doors to garden, tiled floor with heating under, roof lantern.

Property Details.

Bedroom



12' 0" x 10' 4" (3.66m x 3.15m) Window to rear, radiator and door to en-suite.

En- Suite



Tiled floor and walls, shower enclosure, wall hung vanity wash hand basin, close coupled WC.

Bedroom



11' 10" x 9' 0" (3.61m x 2.74m) Window to side and radiator.

Shower Room



Walk in shower enclosure, window to side, vanity wash hand basin, close coupled WC, tiled floor and walls, heated towel rail.

Outside

Rear Garden



A wonderful garden in the region of 100ft and backing on to woodland, mainly laid to lawn with patio area, various trees, shrubs and plants, outside tap, vegetable patch, greenhouse and a 20ft shed is installed at the bottom of the garden offering versatile opportunity for usage.

Front Garden

Laid to lawn with shrubs and adjacent to driveway offering potential for further parking.

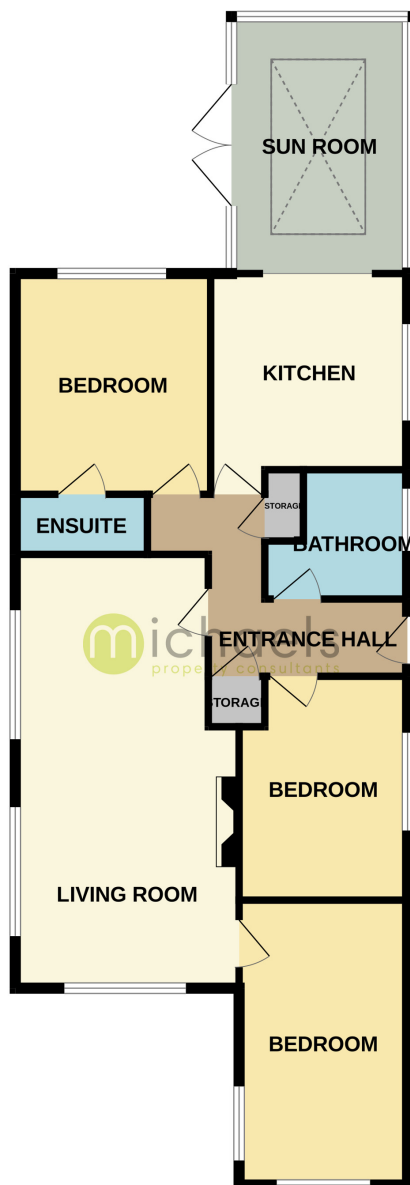
Off Road Parking

Driveway for off road parking.

Property Details.

Floorplans

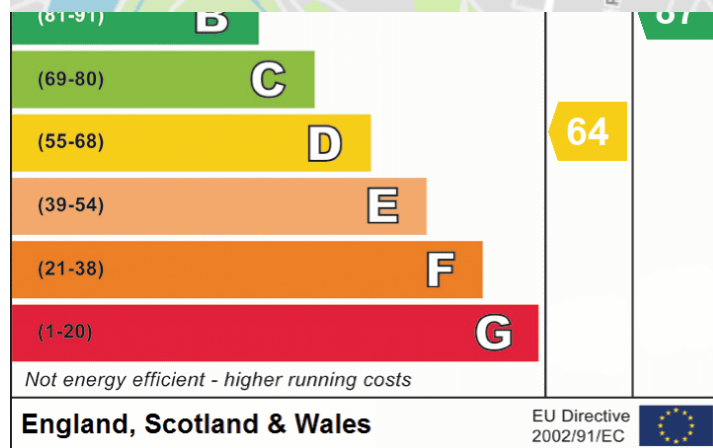
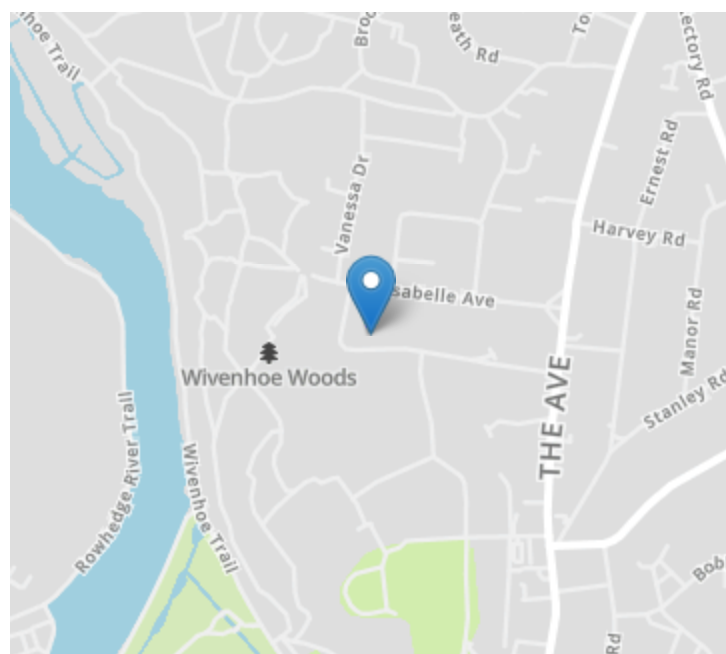
GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.