



- Semi Detached
- Loft Conversion
- Great Garden
- Garage And Parking
- 24' Lounge/Diner
- Family Room
- Refitted Kitchen
- Ground Floor Cloakroom

**36 Broomfield Crescent, Wivenhoe, Colchester, Essex. CO7 9PZ.**

A wonderful semi detached home that is beautifully presented throughout with extensions and conversions giving ample extra space. On the ground floor there is a WC, lounge/diner, family room, modern kitchen all open plan. On the first floor there are three bedrooms and family bathroom and then there is a loft conversion giving a brilliant fourth bedroom. Outside there is a generous garden and detached garage with shared driveway and further parking to the front of the property.





# Property Details.

## Ground floor

### Entrance Hall

Radiator, stairs to first floor with cupboard under, window to side and doors to.

### Ground Floor Cloakroom

Window to side, close coupled WC, wash hand basin, tiled splashback.

### Lounge/Diner



24' 2" x 11' 5" (7.37m x 3.48m) Window to front, radiators, TV point and open to Family room.

### Family Room



14' 10" x 10' 0" (4.52m x 3.05m) French doors with side light to rear garden, door to side, open to kitchen, wood effect floor, radiator.

## Kitchen



11' 1" x 8' 4" (3.38m x 2.54m) Wood flooring, window to side, pantry cupboard, a stylish refitted kitchen with units and drawers, worktops over, inset sink and drainer, inset gas hob, extractor, fitted oven, space for washing machine, fitted fridge, fitted freezer, matching eye level units, tiled splashback.

## First Floor

### Landing

Stairs to second floor, window to side and doors to.

### Bedroom



11' 9" x 11' 9" (3.58m x 3.58m) Window to rear, radiator, fitted wardrobe, airing cupboard.

# Property Details.

## Bedroom



10' 9" x 10' 6" (3.28m x 3.20m) Window to front, radiator.

## Bedroom

7' 4" x 7' 0" (2.24m x 2.13m) Window to rear, radiator.

## Bathroom



Window to rear, panel bath with shower over, pedestal wash hand basin, tiled walls, radiator, close coupled WC.

## Second Floor

### Landing

Window to rear, radiator, door to.

## Bedroom



13' 0" x 11' 3" (3.96m x 3.43m) Window to rear, radiator, fitted bedroom furniture.

## Outside

### Rear Garden



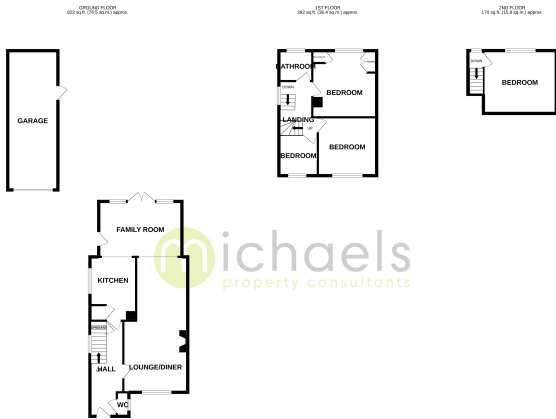
Mainly laid to lawn, enclosed by panel fencing, patio area, garden shed, access to garage and side access.

### Garage And Parking

Detached brick built garage with power and light connected, shared driveway and further parking to front.

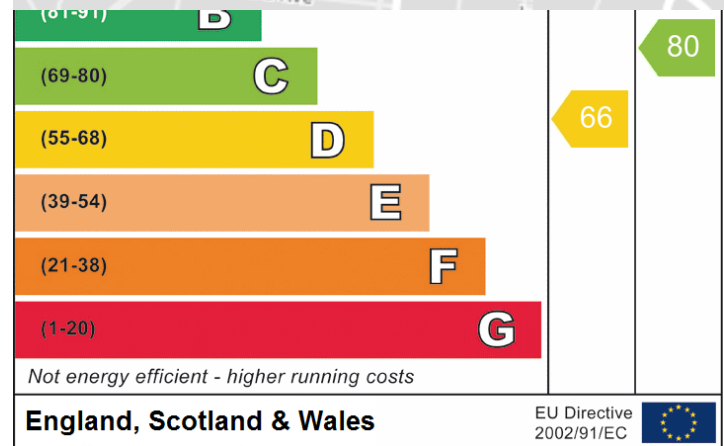
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1386 sq ft (128.7 sq m) approx.  
These plans are intended to be used as a guide only. They do not constitute an offer of any property. The information contained herein is for general information only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy or completeness. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy or completeness.

## 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.

