



- Detached House
- Garage & Off Road Parking
- Generous Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Walking Distance Of Local Primary School
- Gas Central Heating & Double Glazing

8 Barr Close, Wivenhoe, Colchester, Essex. CO7 9RG.

A spacious three bedroom detached house positioned within the popular Dene Park Development with great access to local shops, outstanding infant and primary school, mainline train station and of course the picturesque waterfront quay. Highlights of this home include three bedrooms, downstairs cloakroom, lounge, kitchen, dinner, family bathroom, substantial rear garden, garage and off road parking for several vehicles. Internal inspections are highly recommend to truly appreciate this family home.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, window to side, radiator, storage cupboard, stairs to first floor with under stairs storage.

Living Room



14' 0" x 10' 8" (4.27m x 3.25m) Double glazed window to front and radiator.

Dining Room



13' 7" x 9' 03" (4.14m x 2.82m) Double glazed window to rear, serving hatch and radiator.

Kitchen



11' 11" x 7' 7" (3.63m x 2.31m) Double glazed window to side and rear, UPVC door to rear, tiled floor, fitted kitchen with laminate worktop, serving hatch, tiled splash back, integrated stainless steel sink with right hand drainer, space for cooker, dish washer, washing machine and fridge/freezer.

First Floor

Landing

Double glazed window to side, radiator and airing cupboard.

Bedroom



14' 08" x 8' 7" (4.47m x 2.62m) Double glazed window to rear and radiator.

Property Details.

Bedroom



14' 0" x 10' 7" (4.27m x 3.23m) Double glazed window to front, fitted wardrobe and radiator.

Bedroom



9' 01" x 8' 10" (2.77m x 2.69m) Double glazed window to front, fitted wardrobe and radiator.

Family Bathroom



6' 11" x 6' 2" (2.11m x 1.88m) Double glazed obscure window to rear, towel rail, tiled floor, part tiled walls, panelled bath, low level WC and wash hand basin.

Outside

Rear Garden



A generous rear garden, patio area with the remainder laid to lawn, foot path leading to steps to the raised elevated garden. Retained by fencing, mature trees and bushes. Side access to garage and driveway.

Off Road Parking

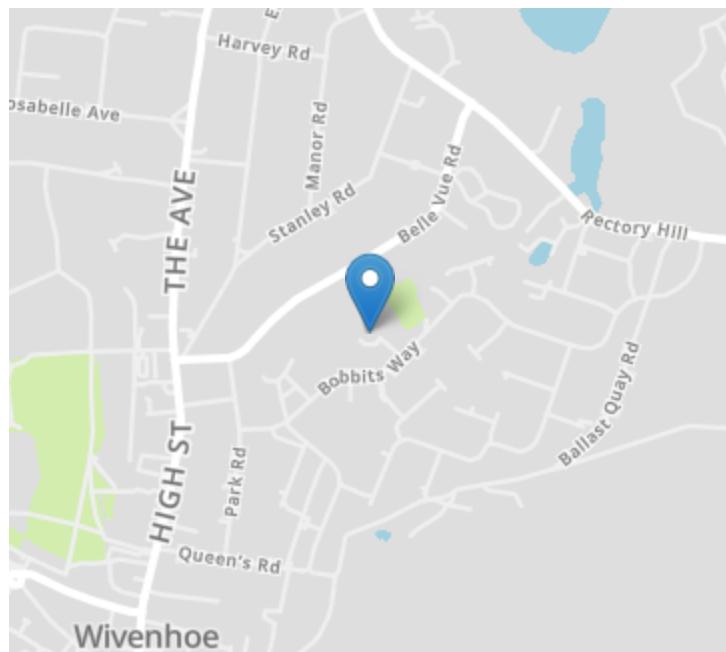
Off road parking via the driveway to the side of the property leading to the garage with power and light, up and over garage door.

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.