



- Quiet Cul De Sac Location
- Four Bedroom Detached
- Off Road Parking & Garage
- Large & Private Rear Garden
- Ensuite And Bathroom
- No Onward Chain

**6 Abbots Close, Wix, Manningtree, Essex.
CO11 2RW.**

A spacious detached home with very generous garden and countryside views, located in the peaceful village of Wix. Nestled along a quiet cul de sac this charming four bedroom house offers any family spacious living accommodation and room to extend subject to planning. Wix offers brilliant access onto the A120 and is just a short drive away from Manningtree which has main line train station back into London Liverpool street. This property is an ideal opportunity for any family to be able to make their mark on their new home. Its main highlights are a bright and spacious living room, separate dining room, kitchen with a utility room, four double bedrooms upstairs, one of which has an en suite as well as a family bathroom. With no onward chain.



Property Details.

Ground Floor

Entrance Hall

4' 5" x 13' 7" (1.35m x 4.14m) Radiator, access to large under stairs storage cupboard and doors to;

Living Room



13' 0" x 15' 10" (3.96m x 4.83m) Window to front, radiator, double doors leading to dining room;

Dining room



12' 0" x 10' 7" (3.66m x 3.23m) Windows to side and sliding doors to garden, radiator door to;

Kitchen



12' 8" x 8' 8" (3.86m x 2.64m) Windows to rear, radiator, range of eye and low level fitted units with work surface over, built in fridge/freezer, built in eye level oven and grill, electric hob with extractor over, inset ceramic sink, and door to;

Utility room

9' 7" x 7' 11" (2.92m x 2.41m) Door and window to rear, radiator, fitted low level units with work surface over, inset stainless steel sink, space for washing machine, doors to cloakroom and integral door to garage.

Cloakroom



4' 10" x 2' 1" (1.47m x 0.64m) Window to side, radiator, W/C, wash hand basin.

Study

5' 5" x 7' 3" (1.65m x 2.21m) Window to front and radiator.

First Floor

Landing

Loft access, airing cupboard access and doors to;

Property Details.

Master Bedroom



13' 1" x 13' 1" (3.99m x 3.99m) Window to front, built in wardrobes, door to En suite;

En suite



7' 5" x 4' 6" (2.26m x 1.37m) Window to side, radiator, vanity sink unit, W/C, separate shower cubicle.

Bedroom Two



11' 5" x 8' 10" (3.48m x 2.69m) Window to rear, radiator, built in wardrobes.

Bedroom three

8' 10" x 9' 3" (2.69m x 2.82m) Window to rear, radiator.

Bedroom four

9' 8" x 7' 6" (2.95m x 2.29m) Window to front, radiator.

Family bathroom



5' 4" x 8' 10" (1.63m x 2.69m) window to rear, heated towel rail, fully tiled, W/C, single panelled bath, a vanity sink unit.

Outside

Garden

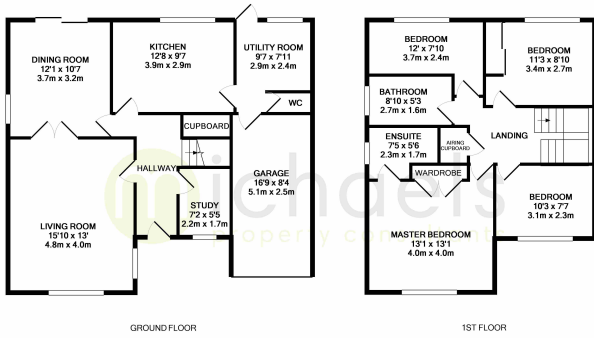


One of the properties main highlights is its 160ftx40ft long rear garden. fully enclosed by wooden fencing and nearly of the space laid to grass, this private rear garden is superb for any family to be able to enjoy. To the front of the property there is off road parking for several vehicles as well as a single garage.

Garage: 16' 9" x 8' 1" (5.11m x 2.46m) The garage has internal access off the utility room as well as full power and lighting.

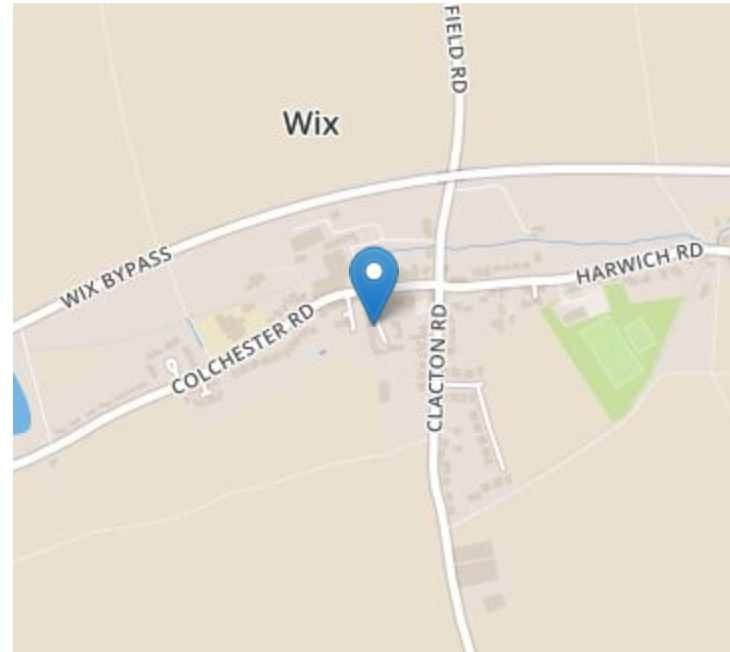
Property Details.

Floorplans

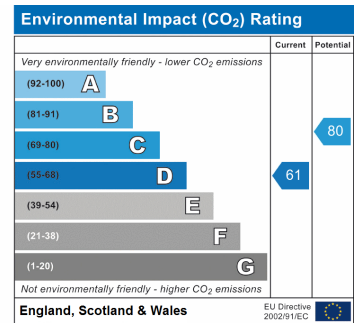
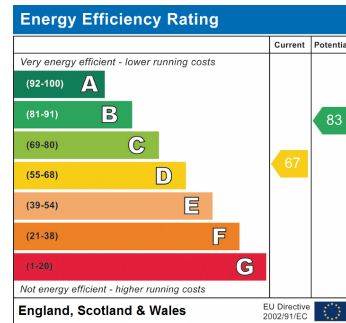


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See also with reference to 10/11/12.

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.