



- Beautifully Refurbished Bungalow
- Two Generous Bedrooms
- Newly Fitted High Specification Kitchen & Bathroom
- Traditional Living Room with Feature Fire Place
- Newly Added Sun Room/Dining Room with Bi Fold Doors
- Garage & Private Driveway
- Landscaped Rear Garden
- Popular Wivenhoe Location
- Viewing Advised

15 Conway Close, Wivenhoe, Colchester, Essex. CO7 9RH.

An exceptionally well presented and recently refurbished to a modern specification throughout two bedroom semi-detached bungalow, positioned within this private quiet cul-de-sac. The property is situated with great access to all of Wivenhoe's local amenities, outstanding schooling, popular restaurants and pubs and of course the main line train station with great links to London Liverpool Street. Offering spacious accommodation comprising of entrance hall, living room, newly added sun room/dining room, high specification kitchen, two sizeable bedrooms and modern fitted family bathroom whilst externally there is a landscaped and un over looked rear garden, garage and ample off road parking.



Property Details.

Ground Floor

Entrance Hall

Wood flooring, spot lights, loft access, radiator, doors leading to;

Living Room



10' 5" x 16' 11" (3.17m x 5.16m) UPVC Bi folding doors leading to the sun room, T.V & phone points, feature fire place with wooden mantle, wood flooring, radiator.

Dining Room/Sun Room



8' 11" x 11' 11" (2.72m x 3.63m) UPVC Bi Folding doors opening onto the rear garden, UPVC windows, Lantern ceiling, wood flooring, radiator.

Kitchen



11' 5" x 8' 11" (3.48m x 2.72m) UPVC window to rear aspect, stable door to the side, a range of wall and base units over solid wood work tops, inset butler sink, integrated dishwasher, plumbing for a washing machine, neff oven, electric hob with stainless steel cooker hood over, integrated fridge freezer, tile splash backs, spot lights, tiled floor, radiator.

Bedroom One



14' 5" x 8' 2" (4.39m x 2.49m) (plus door recess) UPVC window to front aspect, radiator.

Property Details.

Bedroom Two



11' 0" x 7' 7" (3.35m x 2.31m) UPVC window to front aspect, radiator.

Family Bathroom



Obscure UPVC window to side aspect, low level WC, wash hand basin, panel bath with oversized shower over, mixer taps and rinser, part tiled walls, laminate floor, extractor fan, radiator.

Garage

Up and over door, power and light connected with external power sockets.

Outside

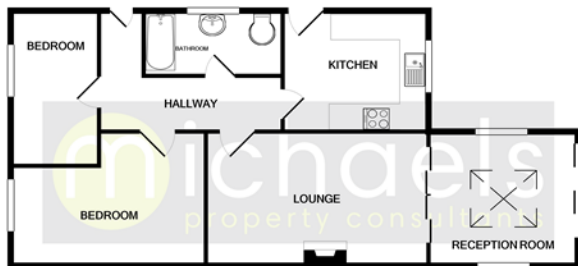


To the front of the property there is a private driveway providing off road parking for several vehicles, a front garden laid to lawn with flower beds, gated side access to the rear garden.

The rear garden comprises of a generous decking area, landscaped lawn, tree, flower and shrub borders, garden tap, fully enclosed by panel fencing.

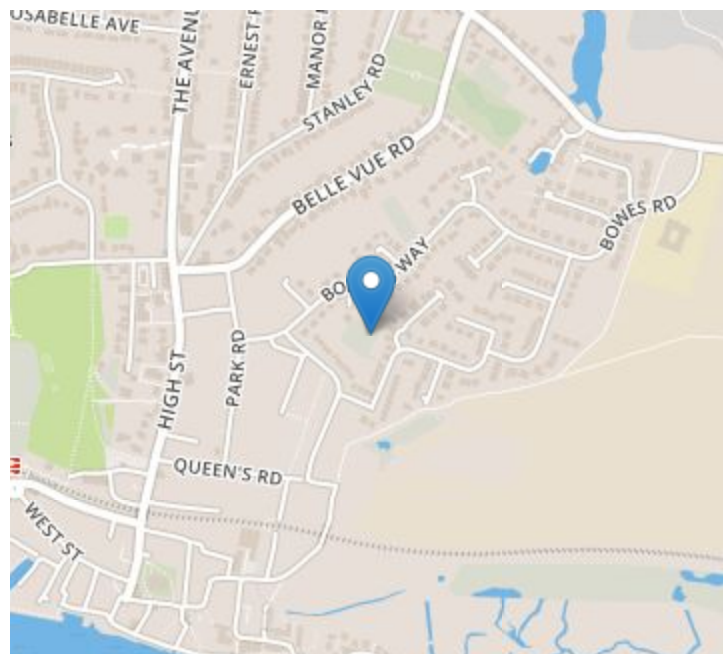
Property Details.

Floorplans

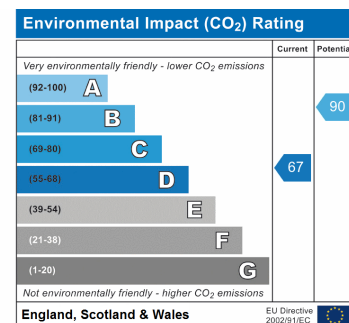
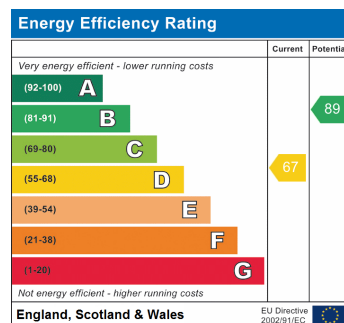


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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.