



- Parking For Two Cars
- Garage
- Cul-De-Sac
- Link Detached
- Beautifully Presented
- Stylish Kitchen
- Three Bedrooms
- Two Reception Rooms

### 3 Saran Court, Wivenhoe, Colchester, Essex. CO7 9RS.

A fully modernised and beautifully presented link detached home tucked away at the end of this small cul-de-sac in the waterfront town of Wivenhoe. Within easy reach of mainline station with fast links to London Liverpool Street in just over the hour and the Wivenhoe trail on the doorstep this is one not to be missed. Highlights include living room, separate dining room, modern kitchen, ground floor cloakroom, three first floor bedrooms, family bathroom, garage, parking for 2 cars and well kept rear garden.





# Property Details.

## Ground Floor

### Entrance Hall

Wood effect flooring, stairs to first floor with storage under, feature radiator, and doors to.

### Living Room



17' 2" x 12' 6" (5.23m x 3.81m) Window to front, French doors to rear garden, wood effect flooring, radiator.

### Dining Room



13' 5" x 7' 9" (4.09m x 2.36m) Window to rear, wood effect flooring, radiator.

## Kitchen



13' 9" x 7' 5" (4.19m x 2.26m) Window and door to rear, wood effect flooring, a modern range of shaker style units with worktops over, inset sink and drainer, inset gas hob with tiled splashback and extractor over, fitted oven, space for washing machine, space for fridge/freezer.

## Ground Floor Cloakroom

Obscure window to front, radiator, low level WC, wash hand basin, radiator, wood effect flooring.

## First Floor

### Landing

Obscure window to rear, loft access, airing cupboard and doors to.

### Bedroom



16' 10" x 7' 9" (5.13m x 2.36m) Windows to front and rear, radiator.

# Property Details.

## Bedroom



12' 6" x 8' 2" (3.81m x 2.49m) Window to rear, radiator.

## Bedroom



9' 5" x 8' 6" (2.87m x 2.59m) Window to front, radiator.

## Bathroom



Obscure window to rear, P shape bath with shower screen and shower over, vanity wash hand basin, close coupled WC.

## Outside

### Garage And Driveway

Garage offers up and over door to front and there is parking for two vehicles.

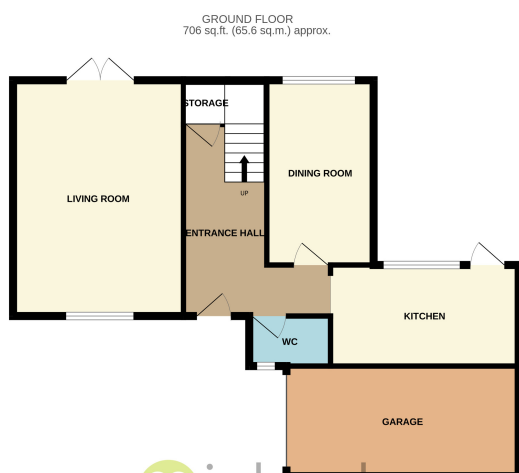
### Garden



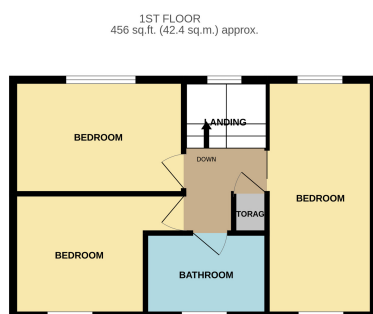
Mainly laid to lawn and enclosed by panel fencing, with various shrubs and plants, gated side access.

# Property Details.

## Floorplans



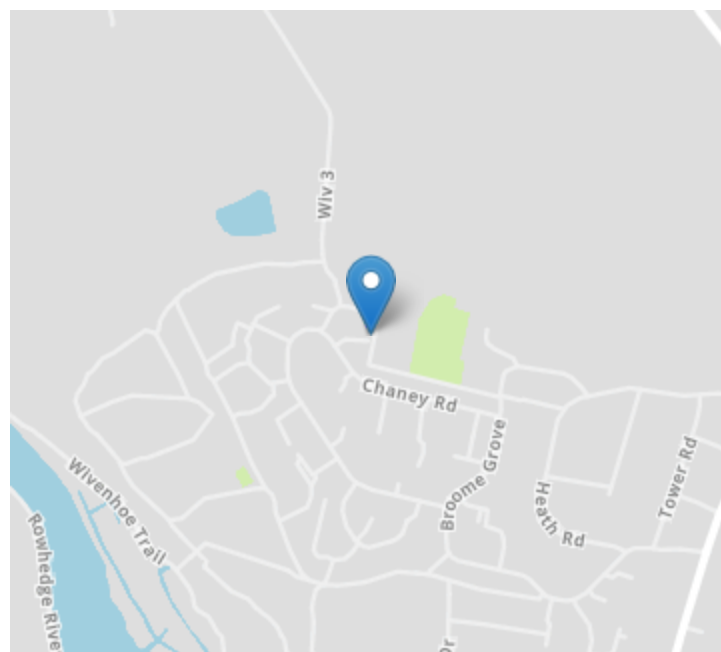
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TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.

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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability 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.

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