



- Four Bedroom Detached Family Home
- Open Plan Living Accommodation
- Garage And Driveway
- Well Presented And Extended
- Ground Floor Cloak Room & Family Bathroom
- Millfields Catchment
- Walking Distance To Station

12 Castleward Close, Wivenhoe, COLCHESTER, Essex. CO7 9NT.

This well presented four bedroom semi detached house is positioned along a quiet cul de sac in the sought after town of Wivenhoe. Wivenhoe is located just to the east of Colchester and offers an abundance of local amenities. Within striking distance of the a superb local primary school, Millfields, just a 8 minute walk away from the towns local train station, which leads to London Liverpool Street in just over an hour, local shops, pubs and more. Internally the house has been upgraded and extended by its current owners. The main highlights are Large living room, open plan kitchen/dining room, four double bedrooms, family bathroom. To further information or to book a viewing call us now.



Property Details.

Ground Floor

Hallway

Doors to;

Cloakroom

Window to front, radiator, all in one W/C and wash hand basin.

Living Room



12' 3" x 14' 4" (3.73m x 4.37m) Window to front, radiator, log burner, opening to;

Dining Room



9' 1" x 12' 5" (2.77m x 3.78m) Window to rear, radiator opening to

Kitchen/ Breakfast room



10' 11" x 18' 5" (3.33m x 5.61m) windows and door to rear, range of eye and low level fitted units with work surface over, space for free standing fridge/freezer, built in single oven with gas hob and extractor over, dishwasher to remain, housing for boiler, inset sink.

First Floor

Landing

5' 11" x 14' 0" (1.80m x 4.27m) Loft access and doors to;

Bedroom One



12' 3" x 11' 11" (3.73m x 3.63m) Window to front, radiator.

Property Details.

Bedroom Two



10' 11" x 9' 8" (3.33m x 2.95m) Window to rear, radiator.

Bedroom Three



8' 0" x 11' 0" (2.44m x 3.35m) Window to front, radiator.

Bedroom Four

9' 3" x 9' 5" (2.82m x 2.87m) Window to rear, radiator.

Bathroom



Window to rear, W/C, wash hand basin, radiator, panelled bath with shower head over.

Outside

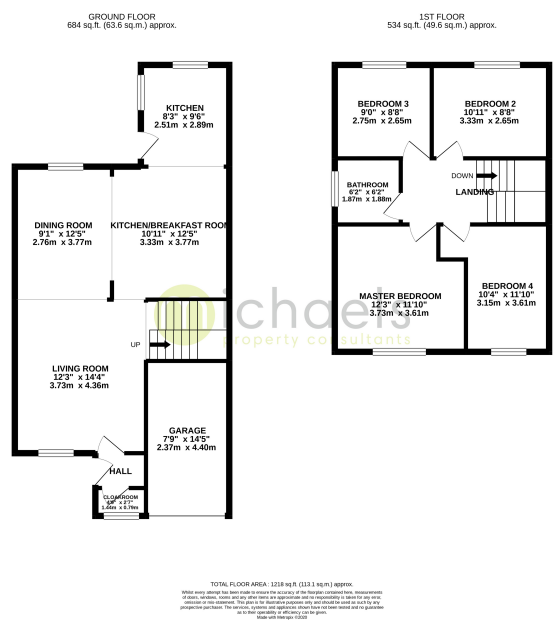
Garden



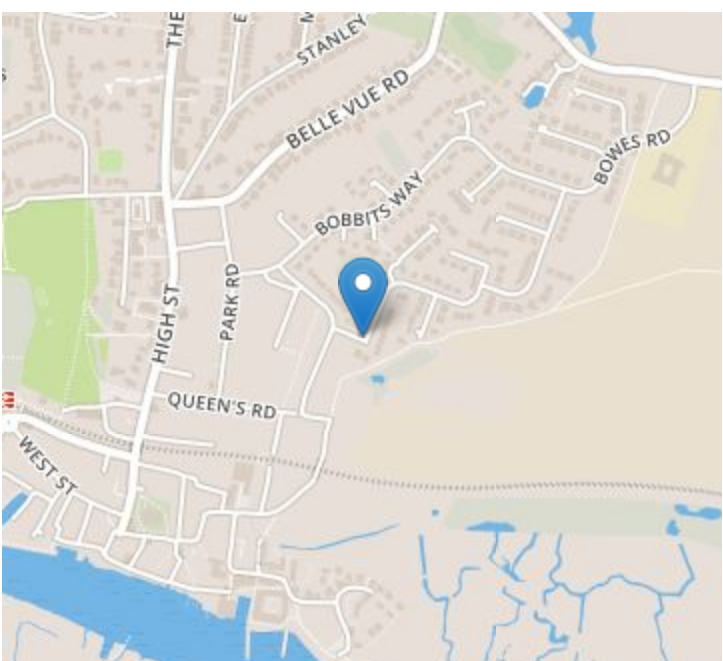
The property boasts a spacious and well maintained rear garden. Enclosed by fencing and consisting of small trees and bushes, patio area. There is also off road parking for a couple of vehicles.

Property Details.

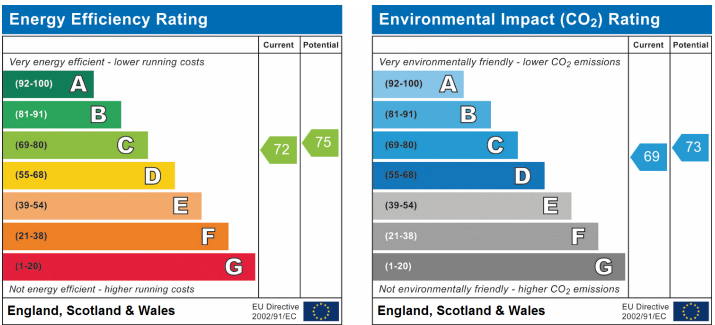
Floorplans



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.

