



- Large Plot & Generous Gardens
- Off Road Parking & Garage
- Three Bedroom Detached Bungalow
- Open Plan Kitchen & Dining Room
- Utility Area
- Modern Shower And Kitchen
- Close To Shops And Amenities
- Station And University Access

10 Spring Lane, Wivenhoe, COLCHESTER, Essex. CO7 9QD.

Situated on this idyllic road in Wivenhoe is this three bedroom detached bungalow. Offering great access to Wivenhoe's vast array of local shops, pubs, restaurants, good schools, quay and mainline train station with links to London Liverpool Street. Beautifully upgraded and presented by the current owners this home currently offers three bedrooms, shower room, separate living room, modern kitchen/dining room, incredibly spacious front and rear garden, garage and ample off road parking. Internal viewings are highly recommended.



Property Details.

Ground Floor

Hallway

3' 5" x 21' 2" (1.04m x 6.45m) Access to storage cupboard, loft access and doors to;

Living Room



12' 0" x 11' 8" (3.66m x 3.56m) Windows to rear, radiator, electric fireplace.

Kitchen/Dining Room



11' 9" x 14' 8" (3.58m x 4.47m) Windows to rear and side, access to boiler in the storage cupboard, range of eye and low level fitted units with work surface over, built in eye level single oven and grill, with separate electric hob and extractor over, built in dishwasher, fridge, and door to;

Utility Room

7' 2" x 8' 1" (2.18m x 2.46m) Window to rear, door to rear, space for washing machine, tumble dryer and freezer.

Bedroom One



9' 11" x 11' 1" (3.02m x 3.38m) Window to front and radiator.

Bedroom Two



9' 2" x 11' 1" (2.79m x 3.38m) Window to front and radiator

Property Details.

Bedroom Three



9' 9" x 11' 0" (2.97m x 3.35m) Window to front and radiator

Shower Room



Window to rear, heated towel rail, shower cubicle, wash hand basin, Fully tiled suite and W/C.

Outside

Garden



As previously mentioned the property boasts a large plot, measuring at just over a quarter of an acre. The garden is very well maintained and kept by its current owners. Its fully enclosed by fencing and consists of a mixture of tall trees, bushes plants, grass and a patio area.

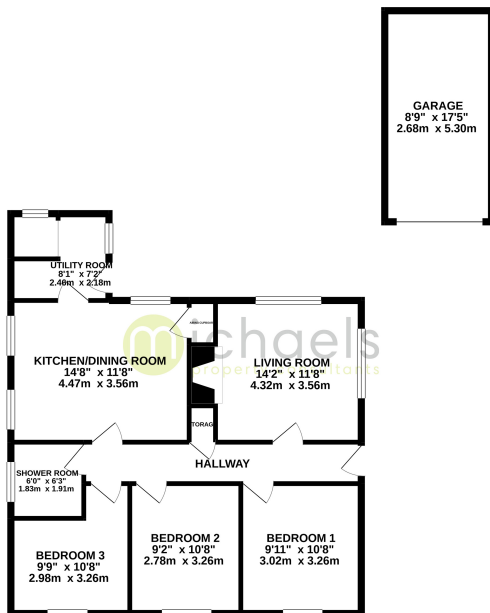
Parking

There is off road parking for numerous vehicles as well as a detached single garage.

Property Details.

Floorplans

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.

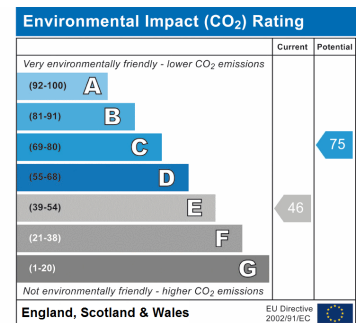
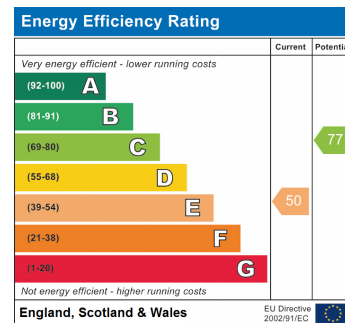


TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.