



- Detached Family Home
- Accomodation Across Three Floors
- Off Road Parking, Garage & Carport
- Family Bathroom, En Suite & Cloakroom
- Two Recepton Room
- Kitchen & Utility Room
- No Chain & Vacant Possession
- Gas Central Heating & Double Glazing

2 Littlefield, Wivenhoe, Colchester, Essex . CO7 9LU.

Offered for sale chain free this prestigious detached house positioned in this private quiet cul-de-sac 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. Originally built by highly reputable builder Jenny Moody this family home offers spacious living accommodation on the ground floor to include a good sized lounge, dining room/office, kitchen/breakfast room, utility room, downstairs cloakroom. Six bedrooms, en suite, and a family bathroom. Externally there is a landscaped rear garden, garage, carport, and ample off road parking. Internal inspections are highly recommended.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, stairs to first floor, storage cupboard, radiator.

Living Room



16' 2" x 14' 11" (4.93m x 4.55m) Double glazed sash windows front and sides, radiator, feature fireplace.

Dining Room/ Study



11' 4" x 8' 5" (3.45m x 2.57m) Double glazed sash window to front, radiator.

Kitchen / Breakfast Room



14' 09" x 13' 0" (4.50m x 3.96m) Double glazed bay window to rear, window to side and door, radiator, inset spot lights, fitted kitchen including a range of wall and base units, laminate work surfaces, inset sink, tiled splashbacks, integrated Neff double oven, gas hob, over head fan, Miele dish washer, fridge/freezer.

Utility Room

Utility Room 8' 4" x 6' 2" (2.54m x 1.88m) Double glazed window to rear and UPVC back door, range of wall and base units, inset sink , boiler and space for washing machine.

Cloakroom

Double glazed window to rear, part tiled walls, radiator, vanity sink unit and low level WC.

First Floor

Landing

Velux window to rear, stairs to second floor.

Bedroom



14' 7" x 9' 5" (4.45m x 2.87m) UPVC double glazed windows to front and side, built-in wardrobes, radiator, door to en suite.

Property Details.

En Suite

Double glazed obscure window to side, tiled floor and walls, shower cubicle, low level WC, wash hand basin.

Bedroom



11' 11" x 8' 5" (3.63m x 2.57m) Double glazed window to front, side, radiator fitted wardrobe.

Bedroom

9' 3" x 8' 08" (2.82m x 2.64m) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom

9' 3" x 8' 08" (2.82m x 2.64m) Double glazed window to rear, radiator.

Family Bathroom



9' 0" x 5' 5" (2.74m x 1.65m) Double glazed obscure window to side, tiled floor and part tiled walls, low level WC, panelled bath.

Second Floor

Bedroom



13' 01" x 9' 11" (3.99m x 3.02m) Double glazed window to rear, storage, radiator.

Bedroom

9' 11" x 9' 8" (3.02m x 2.95m) Double glazed window to front, radiator.

Outside

Rear Garden



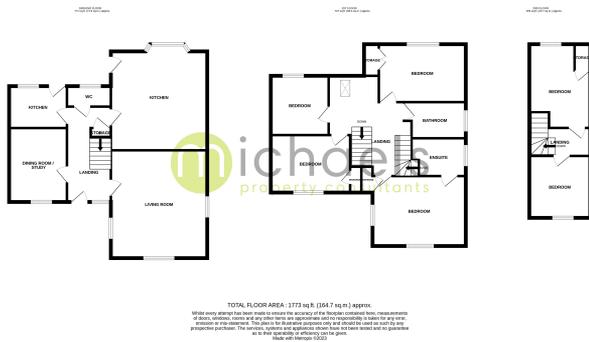
Mainly laid to lawn, patio area, retained by fencing, shrubs and trees, side access.

Off Road Parking & Gargae

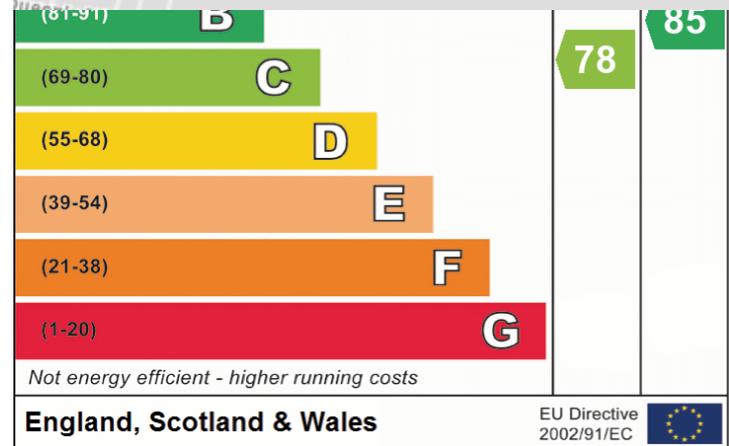
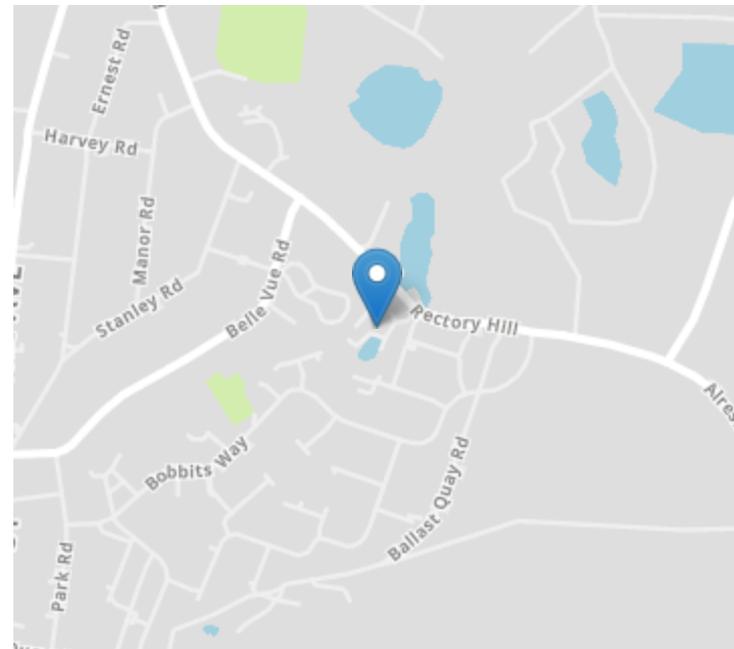
A generous frontage, retained by picket fencing, ample off road parking via the driveway leading to the detached garage and carport.

Property Details.

Floorplans



Location



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.