



- Chain Free Sale
- Spacious Town House
- Six Bedrooms
- Three bathrooms and Cloakroom
- Lower Wivenhoe Position
- Close To Train Station
- Newly Fitted Kitchen

3 Spindrift Way, Wivenhoe, Colchester, Essex. CO7 9GW.

A beautiful six bedroom home located in this idyllic position within walking distance to Wivenhoe's Mainline Train Station with fast links to London Liverpool Street in just over the hour. Set over three floors this property boasts plenty of accommodation, highlights of this wonderful home include six bedrooms, two en-suites, family bathroom, stylish modern kitchen/breakfast room, lounge, dining room, ground floor cloakroom, private garden and garage. Lower Wivenhoe offers the wonderful waterfront and quayside, ample pubs, restaurants, shops and amenities all close by with further facilities just minutes away in Colchester, viewing is advised.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, radiator, LVT flooring and doors to.

Cloakroom

LVT flooring, radiator, close coupled WC, wash hand basin.

Living Room



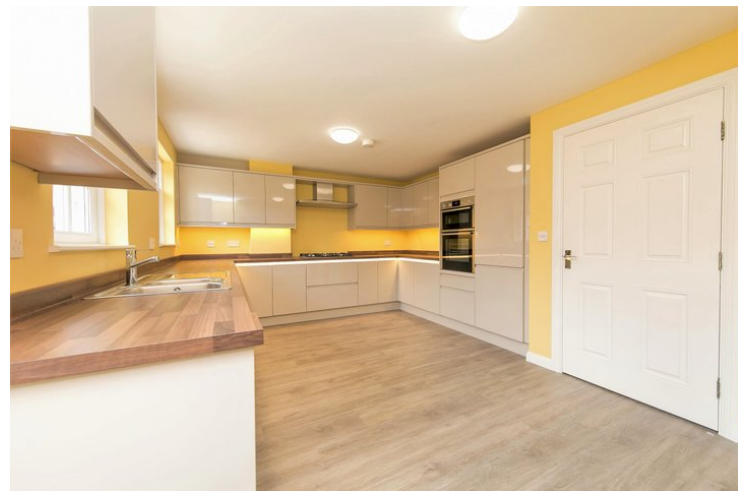
20' 6" x 10' 8" (6.25m x 3.25m) Two sash windows to front, french doors to garden, two radiators, feature gas fireplace, TV point.

Dining Room



12' 0" x 10' 8" (3.66m x 3.25m) Two sash windows to front, two radiators.

Kitchen/Breakfast Room



16' 8" x 12' 0" (5.08m x 3.66m) Two sash windows to rear, radiator, door to garden, LVT flooring, a newly refitted kitchen with a stylish range of fitted units and drawers with contemporary high gloss finish and handleless design, matching eye level units, worktops and matching upstands, inset gas hob, double oven, extractor, fridge/freezer, dishwasher, washing machine, sink with drainer.

First Floor

Landing

With stairs to second floor, window to front and doors to.

Bedroom Three

11' 0" x 9' 10" (3.35m x 3.00m) Window to rear, radiator, fitted wardrobes, door to en-suite.

En-Suite

Obscure window to rear, shower cubicle, close coupled WC, wash hand basin, tiled walls, LVT flooring, radiator.

Bedroom Four

11' 0" x 8' 0" (3.35m x 2.44m) Windows to front and rear, fitted wardrobes, door to shower room.

Property Details.

Shower Room

Obscure window to rear, shower cubicle, pedestal wash hand basin, close coupled WC, tile walls, LVT flooring, radiator.

Bedroom Five

10' 9" x 10' 1" (3.28m x 3.07m) Two windows to front, radiator, fitted wardrobe.

Bedroom Six

11' 0" x 8' 3" (3.35m x 2.51m) Two windows to front, radiator, fitted wardrobe.

Bathroom



Obscure window to rear, panel bath, pedestal wash hand basin, close coupled WC, LVT flooring, tiled walls, radiator.

Second Floor

Landing

Velux window to rear, airing cupboard and doors to.

Bedroom One



16' 10" x 13' 5" (5.13m x 4.09m) Window to front, velux to rear, radiator.

Bedroom Two



16' 10" x 11' 0" (5.13m x 3.35m) Window to front, velux to rear, radiator.

Garage

17' 0" x 9' 0" (5.18m x 2.74m) Up and over door to front, door to garden, power and light connected.

Parking

Block paved driveway undercroft providing off road parking.

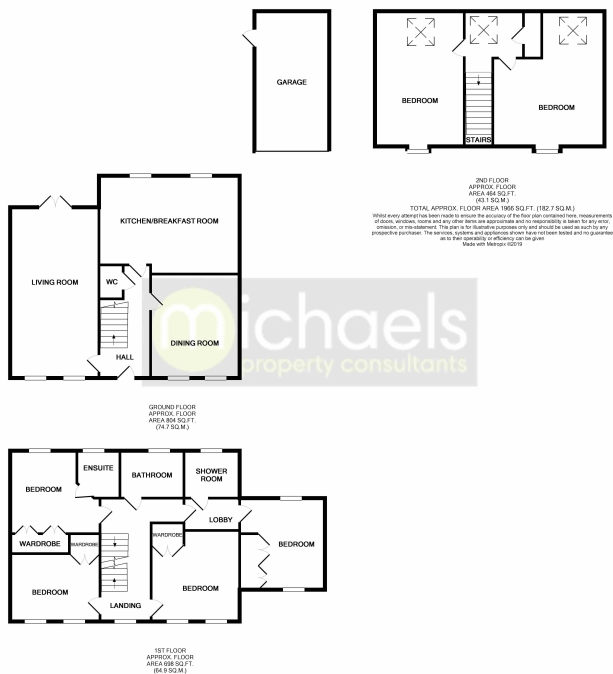
Rear Garden



Mainly laid to lawn, enclosed by panel fencing, patio area, gated side access, personal door to garage.

Property Details.

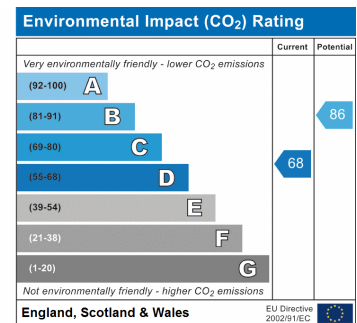
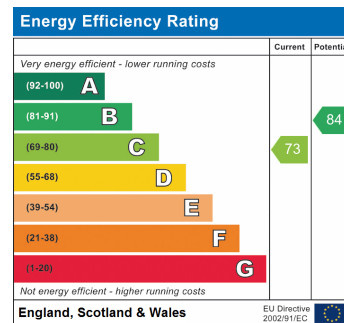
Floorplans



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.

