



- Millfields Development
- Garage and Parking
- Bungalow
- Two Bedrooms
- Luxury Shower Room
- Stylish Kitchen
- Conservatory/Dining Space
- South Facing Garden

7 Milford Close, Wivenhoe, Colchester, Essex. CO7 9RF.

A truly stunning and improved bungalow in this quiet cul-de-sac within the sought after Millfields development. Having been lovingly upgraded and extended to an incredible specification this home is ready to move straight in to and fall in love with. Offering two bedrooms, lounge with fireplace and open to a additional conservatory that is used as a wonderful dining space open to the garden deck, high specification shower room and kitchen, rear lobby space, garage, ample parking and immaculate south facing rear garden with raised deck. Chain Free.



Property Details.

All on one level

Entrance Hall

With wood flooring, radiator, loft access and doors to.

Living Room



17' 6" x 10' 4" (5.33m x 3.15m) Patio doors to conservatory, radiator, living flame gas fire, TV point.

Conservatory/Dining Space

11' 3" x 10' 5" (3.43m x 3.17m) Brick plinth and Upvc construction, radiator, Karndean flooring.

Kitchen



11' 6" x 9' 0" (3.51m x 2.74m) Window to rear, open to rear lobby, Karndean flooring, a contemporary range of fitted units and drawers with worktops over, large inset AEG Glass hob with extractor over, AEG double oven, AEG combi oven, integrated fridge/freezer, integrated dishwasher, inset sink and drainer, matching eye level units, integrated music system and speakers.

Rear Lobby

French doors to decking area, Karndean flooring, door to garage.

Bedroom One



14' 10" x 10' 4" (4.52m x 3.15m) Box bay window to front, radiator, a range of fitted bedroom and dressing furniture.

Bedroom Two



9' 0" x 7' 1" (2.74m x 2.16m) Window to front, radiator, storage cupboard, wood flooring.

Property Details.

Shower Room



A luxuriously refitted suite to include walk in shower, enclosed cistern WC, ceramic bowl sink, heated towel rail, heated towel bars, under floor heating, fully tiled, integrated speakers, extractor, obscure window to side.

Outside

Garage and Parking

16' 8" x 8' 3" (5.08m x 2.51 m) Up and over door to front, personal door to lobby, power and light connected.

Gardens

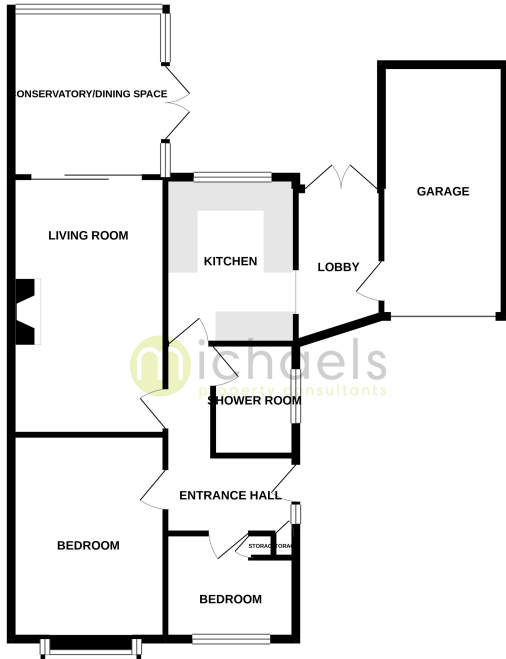


Commencing with a raised decking area with inset lighting, remainder laid to lawn with various shrubs and plants, enclosed by fencing, garden shed and summer house to remain.

Property Details.

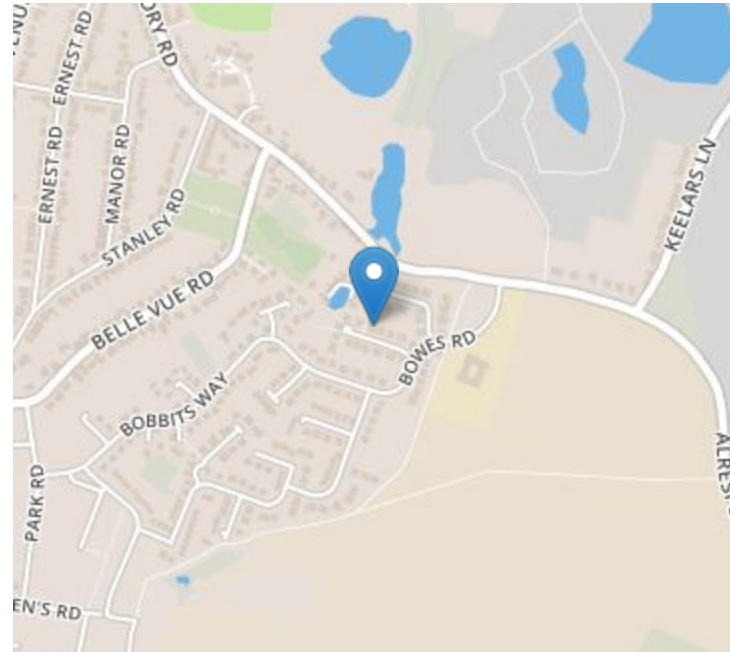
Floorplans

GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.

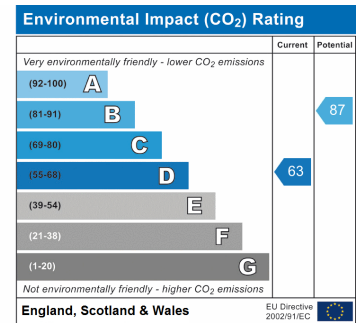
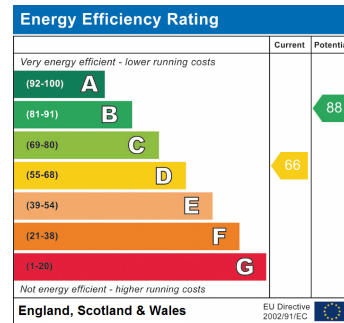


TOTAL FLOOR AREA: 905 sq.ft. (84.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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.