



- Chain Free Sale
- Detached House
- Sought After Position
- Five Bedrooms
- Spacious Family Kitchen
- Close To Waterfront
- Tandem Garage
- Three Bathrooms
- Off Road Parking
- Field Views

## 17 Cooks Crescent, Wivenhoe, Essex. CO7 9FJ.

A stylish and modern detached town house in this most sought after lower Wivenhoe position. Cooks Shipyard was built on and behind the original shipyard and is beautifully positioned adjacent to the Waterfront and Quay whilst remaining within minutes of mainline station with fast links to London Liverpool Street in just over the hour and all the local pubs, restaurants and amenities. This wonderful home offers five bedrooms, three bathrooms, spacious family kitchen/dining room, generous lounge, utility room, double length garage, great garden backing on to conservation land and is ready to move straight into.



# Property Details.

## Ground Floor

### Entrance Hall

With wood flooring, stairs rising to first floor and doors to

### Ground Floor Cloakroom

Wood flooring, close couple WC, pedestal wash hand basin, radiator.

### Lounge



19' 10" x 11' 4" (6.05m x 3.45m) French doors to rear, window to front, fitted log burning stove with tiled hearth, fitted cupboards and sheving, TV point.

### Kitchen/Diner/Snug



23' 7" x 12' 10" (7.19m x 3.91m) An L shaped room with sash window to front, window to side, window to rear, wood flooring throughout, two radiators, inset spotlights, a range of fitted units and drawers with roll edge worktops over, matching upstands, inset sink with drainer, inset gas hob, electric double oven, chimney style extractor, matching eye level units, integrated fridge/freezer, integrated dishwasher, door to utility room.

### Utility Room

9' 8" x 5' 3" (2.95m x 1.60m) Door to rear garden, wood flooring, radiator, fitted units with worktop over, matching upstands, integrated washing machine and tumble dryer.

## First Floor

### First Floor Landing

With sash window to front, airing cupboard, stairs to second floor and doors to.

### Bedroom One



13' 7" x 11' 5" (4.14m x 3.48m) Window to front, radiator and door to en-suite.

### En-Suite

Window to rear, double shower, close couple WC, pedestal wash hand basin, radiator, extractor, half tiled walls.

### Bedroom Two



12' 3" x 9' 5" (3.73m x 2.87m) Window to front, window to side, radiator

# Property Details.

## Bedroom Three



10' 1" x 9' 1" (3.07m x 2.77m) Window to rear and radiator.

## Bathroom

Obscure window to rear, panel bath with shower attachment, pedestal wash hand basin, close couple WC, radiator, extractor, half tiled walls.

## Second Floor

### Second Floor Landing

Radiator, two large walk in storage cupboards and doors to.

## Bedroom Four



12' x 11' 6" (3.66m x 3.51m) Window to front, Velux to rear, radiator.

## Bedroom Five

9' 1" x 6' 3" (2.77m x 1.91m) Window to front and radiator.

## Shower Room



Velux window, corner shower cubical, pedestal wash hand basin, close couple WC, half tiled walls, radiator.

## Outside

### Garden



The rear garden is mainly laid to lawn with patio area and gated access to side, personal door to garage.

### Tandem Garage

23' 8" x 10' 10" (7.21m x 3.30m) With up and over door to front, power and light connected, personal door to garden.

### Parking

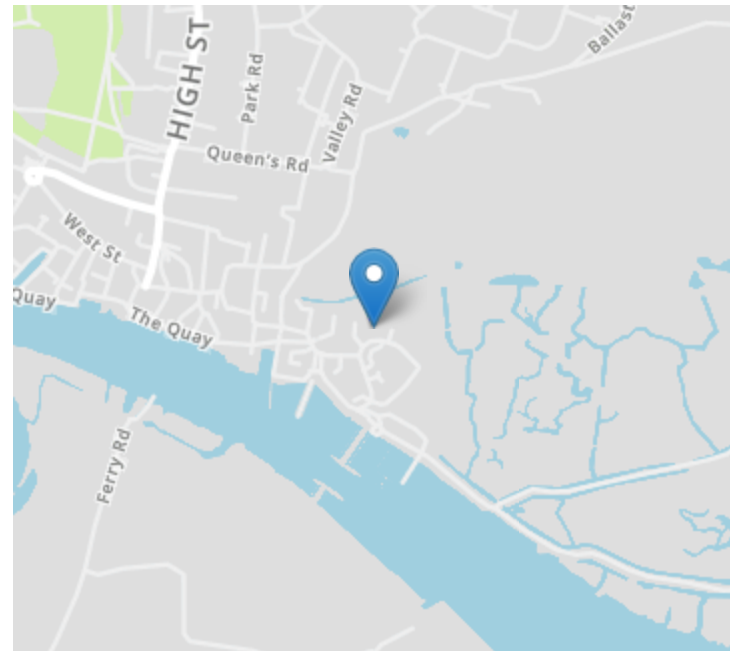
There is a driveway providing off road parking in front of the garage.

# Property Details.

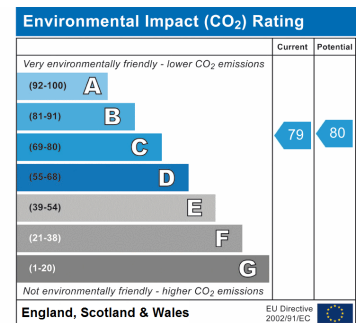
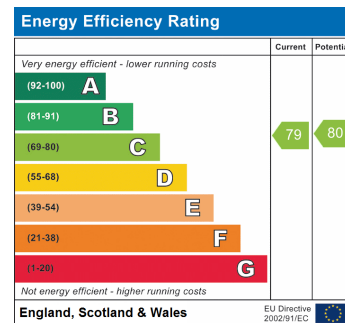
## Floorplans



## 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.