



- Large Garage
- Four Bedrooms
- Two Bathrooms
- Study and Dining Room
- Cul-De-Sac Position
- Chain Free Sale
- 20' Lounge

**5 Paddock Way, Wivenhoe, Colchester, Essex. CO7 9HL.**

A wonderfully extended semi detached family home in this popular cul-de-sac with a rarely found large attached garage. Within easy reach of local shops, bus stops and of course Essex University is this four bedroom property, which also offers two bathrooms, 20' lounge, separate study, modern kitchen, separate dining room, generous garden and no onward chain.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor, storage cupboard under and doors to.

### Study



10' 0" x 6' 6" (3.05m x 1.98m) Window to front and radiator.

### Lounge



20' 3" x 8' 7" (6.17m x 2.62m) Window to front, glazed door to dining room, open to kitchen, radiator, TV point, chimney breast with feature fireplace.

### Dining Room



9' 9" x 7' 2" (2.97m x 2.18m) Windows to rear and side, Velux window, radiator, wood effect flooring.

## Kitchen



9' 9" x 7' 0" (2.97m x 2.13m) Window to rear, door to rear garden, doorways to hall and lounge, a range of fitted units and drawers with worktops over, inset sink with drainer, space for cooker, space for washing machine, chimney style extractor, matching eye level units.

## Bathroom



Window to side, panel bath, low level WC, wash hand basin, tiled splashbacks, radiator, feature wood panelling.

## First Floor

### Landing

Loft access, airing cupboard and doors to.

### Bedroom One



14' 7" x 10' 5" (4.45m x 3.17m) Window to front, radiator, a range of fitted bedroom furniture.



# Property Details.

Bedroom Two



18' 0" x 8' 3" (5.49m x 2.51m) Window to front, radiator, fitted wardrobe.

Shower Room



Obscure window to rear, corner shower cubicle, close coupled WC, pedestal wash hand basin, heated towel rail, tiled walls.

Bedroom Three



18' 0" x 8' 3" (5.49m x 2.51m) Window to rear, radiator, fitted wardrobe.

Outside

Garage

20' 7" x 15' 0" (6.27m x 4.57m) Up and over door to front, window and door to rear, power and light connected.

Garden



Bedroom Four



10' 0" x 6' 6" (3.05m x 1.98m) Window to front, radiator.

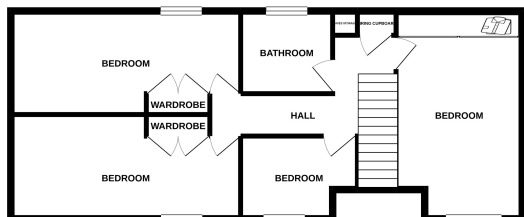


Mainly laid to lawn and enclosed by panel fencing with various shrubs and plants to borders.

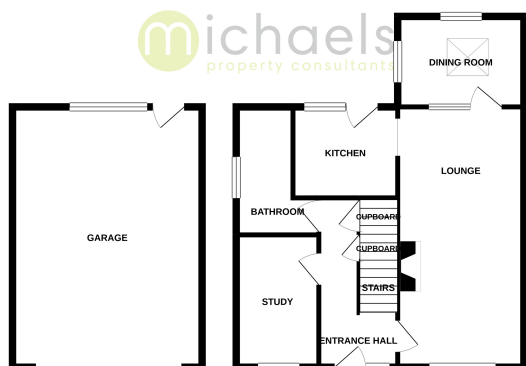
# Property Details.

## Floorplans

**1ST FLOOR**  
656 sq. ft. (60.9 sq. m.) approx.



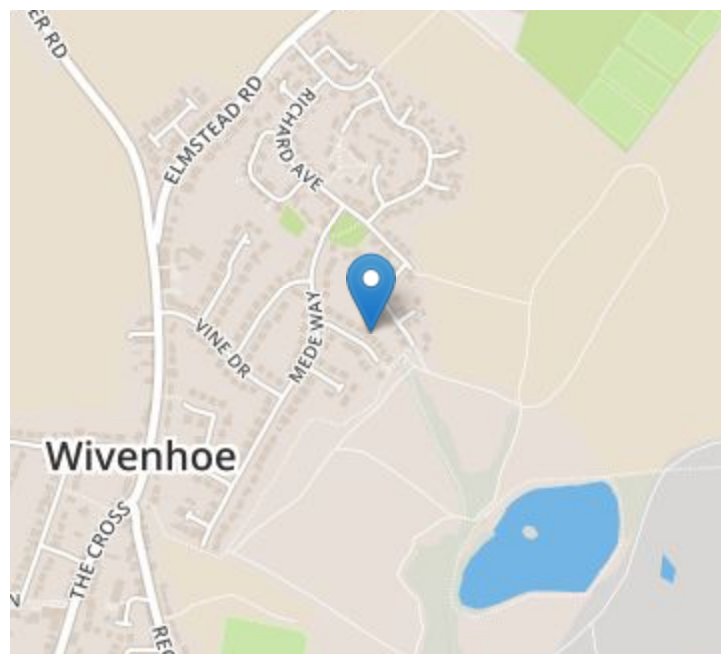
**GROUND FLOOR**  
858 sq. ft. (79.7 sq. m.) approx.



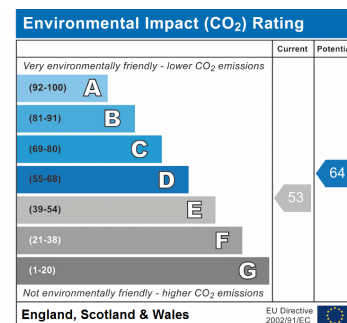
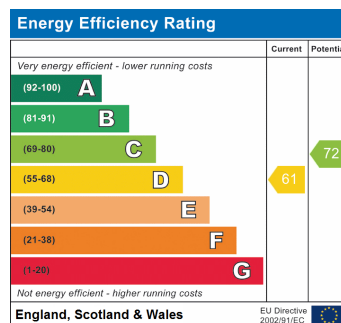
**michaels**  
property consultants

TOTAL FLOOR AREA - 1514 sq. ft. (140.6 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 capability or efficiency can be given.  
Made with Floorplan 11/2020

## 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.