



- Detached Family Home
- Four First Floor Bedrooms
- Open Plan Living & Dining Area
- Office/ Play Room
- Kitchen & Breakfast Room
- Family Bathroom
- Adjacent To Woodland
- Garage & Ample Parking

### 13 Dixon Way, Wivenhoe, Colchester, Essex. CO7 9SQ.

Nicely tucked away adjacent to Wivenhoe woods and in a quiet position is this excellent four bedroom detached home. Offering open plan living/dining room, home office/playroom, modern kitchen with breakfast room, ground floor WC, first floor bathroom, ample off road parking with garage and a low maintenance rear garden. Located within easy reach of good schools, train station with links to London Liverpool Street in just over the hour and of course the beautiful Waterfront Quay. Arrange your viewing with the sales team today 01206 820999. Guide Price £400,000- £425,000.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door and doors to:

### WC

Double glazed window to side, low level WC, wash hand basin, radiator.

### Kitchen/ Breakfast Room



17' 11" x 11' 11" (5.46m x 3.63m) Window and door to rear, wood effect flooring, radiator, a modern range of fitted units and drawers with worktops over, inset hob and sink, extractor, fitted oven, matching eye level units, tiled splashbacks, integrated appliances.

### Living Room



21' 7" x 20' 04" (6.58m x 6.20m) Double glazed window to front, doors to rear, radiators, open plan living offering ample space.

## Office/Playroom



9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to rear, inset spotlights, radiator.

## First Floor

### Landing

Loft access, doors leading to:

### Bedroom One



11' 10" x 11' 6" (3.61m x 3.51m) Double glazed window to front, radiator, fitted wardrobe and units.

# Property Details.

## Bedroom Two



11' 11" x 9' 2" (3.63m x 2.79m) Double glazed window to front, radiator.

## Bedroom Three



9' 1" x 8' 7" (2.77m x 2.62m) Double glazed window to rear, radiator.

## Bedroom Four

11' 5" x 5' 11" (3.48m x 1.80m) Double glazed window to front, fitted storage, wardrobe.

## Family Bathroom



6' 5" x 5' 5" (1.96m x 1.65m) Double glazed obscure window to side, panel bath with shower attachment, separate shower enclosure, tiled floor and walls, vanity unit basin and WC, radiator.

## Outside

### Garage & Parking

Ample off road parking via the spacious block paved driveway.

### Rear Garden



The garden is beautifully presented and offers low maintenance including artificial grass, patio raised borders, retained by fencing.

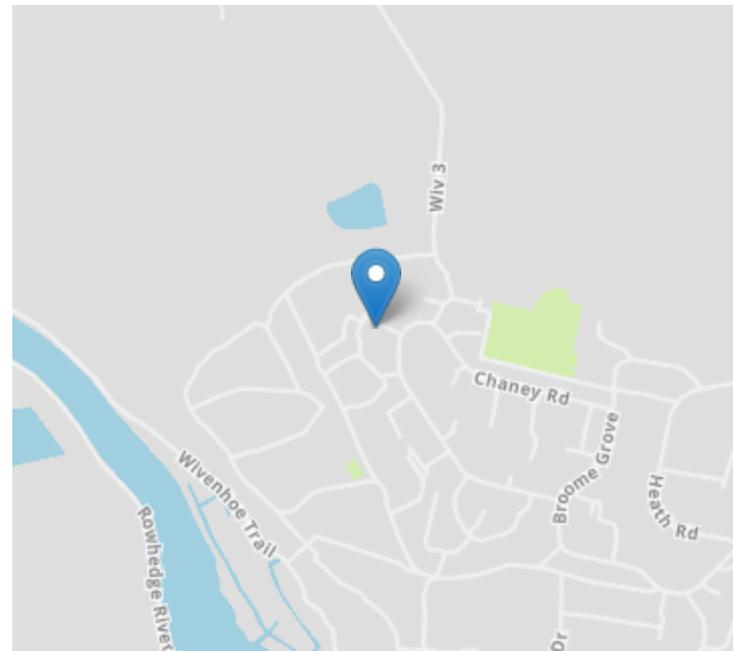
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1271 sq ft (118.1 sq m) approx.  
While every effort has been made to ensure the accuracy of the floorplans, measurements of floors, levels, areas and distances are for guidance only and are not intended to be relied upon for any purpose. The vendor, agent and applicable laws do not warrant and no guarantee is made in relation to the accuracy of the 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.