



- Detached Bungalow
- Quiet Cul De Sac Location
- Off Road Parking & Garage
- Un Over Looked Garden
- Well Presented And Maintained.
- Shower Room and Bathroom
- Three Bedrooms
- Sun Room
- Close To Station And Amenities

### 4 Rosetta Close, Wivenhoe, Colchester, Essex. CO7 9RX.

This superb detached bungalow resides down a quiet and peaceful close in the sought after town of Wivenhoe. Located within close proximity from the train station with its fast links to London Liverpool Street, beautiful woodland walks, access to the Wivenhoe trail, the waterfront and excellent local amenities. This home has been extended and modernised to a good standard and now offers three bedrooms, shower room, modern bathroom, kitchen/breakfast room, bright and spacious living/dining room, garage, ample parking and of course great gardens. Arrange your viewing appointment today by calling the sales team. Guide £370,000 to £390,000.



# Property Details.

## Ground Floor

### Hallway

Radiator, storage cupboard, doors to lounge, bedrooms, study and bathroom, access to loft, doors leading to:

### Living/Dining Room



16'5" x 14'7" (5.00m x 4.45m) Radiator, double glazed windows to front and rear, doors to:

### Kitchen



19'7" x 10'3" (5.97m x 3.12m) Radiator, low level storage units, stainless steel sink and drainer, integrated gas hob, integrated electric oven, space for white goods, window front and single door to front, fitted breakfast bar, tiled splash back, door to shower room.

## Shower Room



7'1" x 5'5" (2.16m x 1.65m) Tiled walls, radiator, hand wash basin, WC, shower, obscured window to rear.

## Bedroom one



Bedroom One 14'7" x 9'7" (4.45m x 2.92m) Radiator, window to rear, fitted mirrored wardrobes.

## Bedroom Two

Bedroom Two 10'10" x 8'4" (3.30m x 2.54m) Radiator, window to rear.

## Bedroom Three/ office/study

Office/Study 8'4" x 8'4" (2.54m x 2.54m) Radiator, patio doors to opening onto:

# Property Details.

## Conservatory



9'8" x 8'6" (2.95m x 2.59m) Double glazed windows to side and rear, radiator, doors to windows, door to garden, opening onto patio.

## Bathroom



Bathroom 7'9" x 5'9" (2.36m x 1.75m) Double glazed window to front, radiator, hand wash basin, WC, Jacuzzi bath (21 outlets) with power shower attachment, tiled walls.

## Outside

### Garden



Well maintained rear garden, Patio area with the rest of the private garden mainly laid to lawn, fish pond, side gated access, mature shrubs, trees and plants, garden shed to remain and bin store.

### Garage

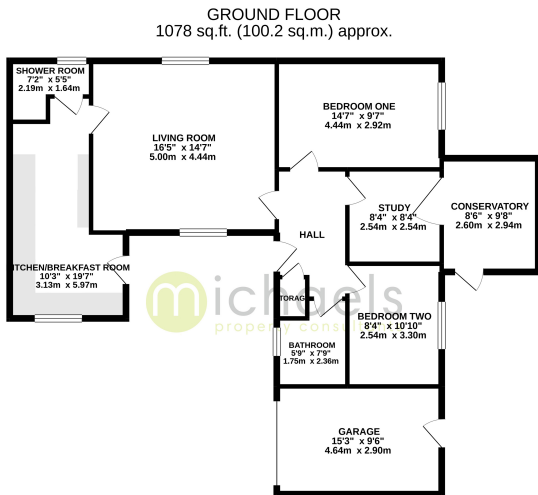
Garage 15'3" x 9'6" (4.65m x 2.90m) Power, up and over door to front, door to rear garden

### Agents notes

Horizontal wood Blinds will remain with the property. There is a loft ladder providing access to the loft. The loft is fully insulated and partly boarded. The property has got cavity wall insulation.

# Property Details.

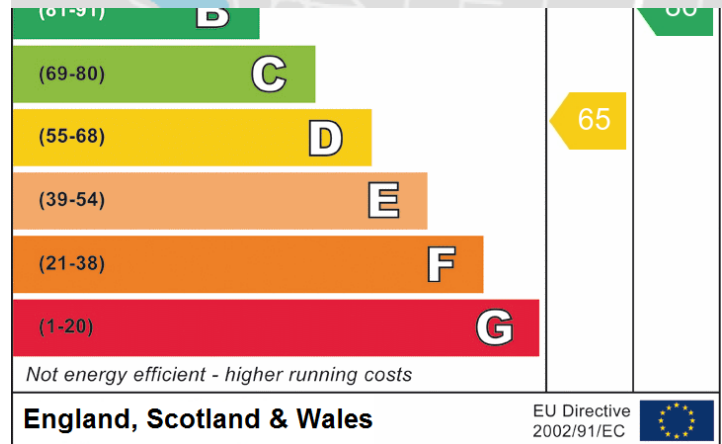
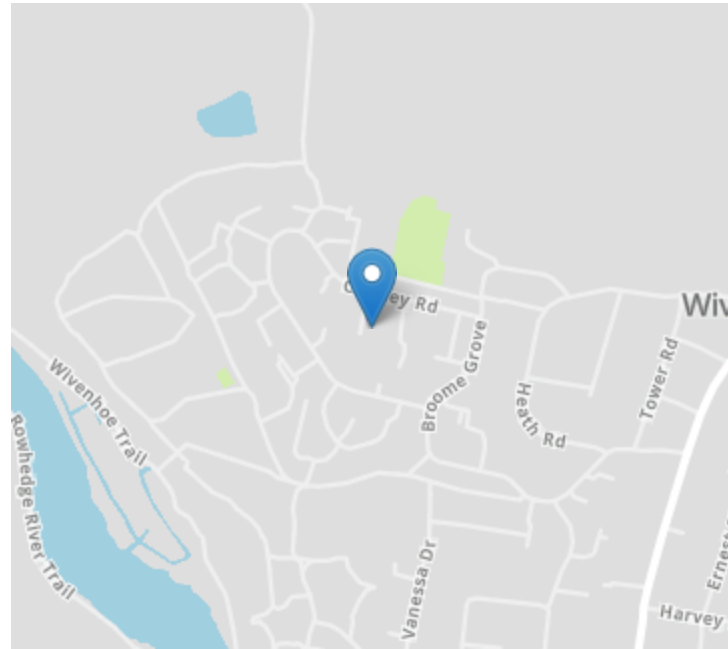
## Floorplans



michaels  
property consultants

TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements are given as a guide only. The plan is for information only and should not be used as a basis for any purchase or other agreement. The plan is for information only and should not be used as a basis for any purchase or other agreement. The plan is for information only and should not be used as a basis for any purchase or other agreement.

## Location



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.