



- Cul De Sac Position
- Open Plan Accommodation
- Ample Parking
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Close To Open Fields
- Beautifully Presented
- Spacious Accommodation

## 24 Paddock Way, Wivenhoe, Colchester, Essex. CO7 9HL.

An incredible and spacious detached bungalow tucked away at the end of a small Cul-De-Sac adjacent to the fields in trust protected open space with wonderful walks and countryside beyond. This incredible property has been meticulously extended and improved by the current owners to now offer substantial space featuring an incredible open plan lounge/kitchen/diner with large bi-folding doors to the garden further highlights include three double bedrooms, with en-suite and walk in wardrobe to master, family bathroom, utility room, half garage and ample off road parking for many vehicles, caravan or motorhome. Wivenhoe offers fast access to London Liverpool Street Station in just over the hour, good local amenities, Essex University access and of course the charming waterfront and quayside.





# Property Details.

## All Accommodation on one level

### Large Entrance Hall

Stylish porcelain tiled floor, feature radiator, inset spotlights, large walk in storage cupboard open plan to living space and doors to bedrooms and bathroom.

### Lounge/Kitchen/Diner



A large and special room with luxury fitments throughout, five metre contemporary Bi-Fold doors to rear garden, large roof lantern, porcelain tiled floor, inset spotlights, feature radiators, door to utility room. A stylish and contemporary fitted kitchen with coveted island/breakfast bar area including NEFF hob with downdraft extractor into quartz worktop and pop up power socket, ample storage cupboards under. A good variety of kitchen cupboards with Quartz work tops over, undermount sink and draining grooves, twin NEFF slide and hide ovens, large wine cooler, integrated fridge/freezer.

### Utility Room

With door to garden, fitted units, spaces and plumbing for appliances.

### Bedroom



Two windows to side, two radiators, doors to.

### Walk In Wardrobe



Accessed via twin doors with ample storage, shelving and rails.

# Property Details.

## En-Suite



A fully tiled room with large shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail.

## Bedroom



Window to front and radiator.

## Bedroom



Window to front, radiator.

## Family Bathroom



A fully tiled room with panel bath, vanity WC, vanity wash hand basin, heated towel rail.

## Outside

### Rear Garden



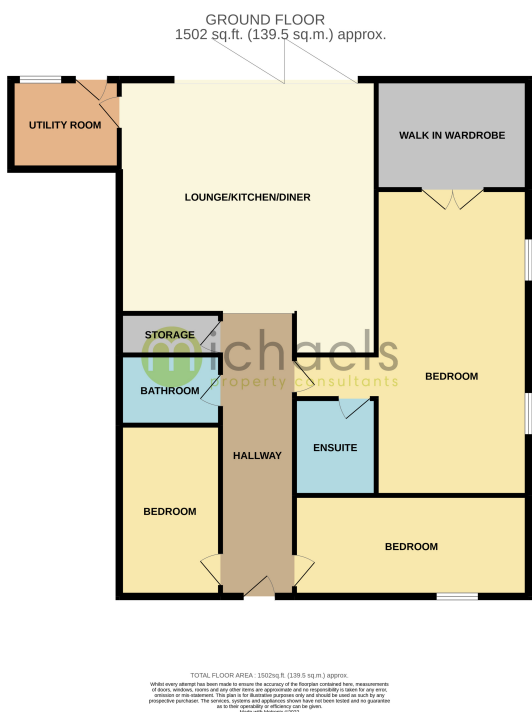
All enclosed by panel fencing and wrapping around the property, mainly laid to lawn, patio area.

### Driveway and Parking

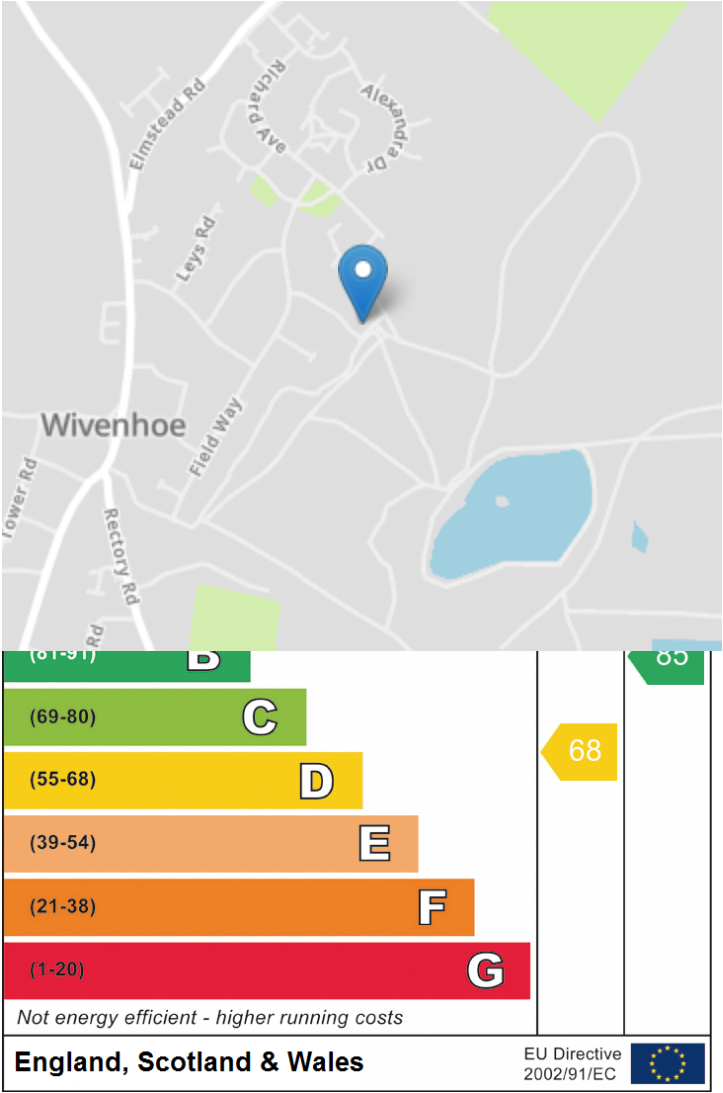
A large shingle driveway providing ample off road parking or space for boat/caravan/motorhome, access to part garage with up and over door to front.

# Property Details.

## Floorplans



## 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.