



- Generous Corner Plot
- Semi Detached Chalet
- Extended
- Three Bedrooms
- 20ft Lounge
- Front & Rear Gardens
- Garage & Driveway

4 Vine Drive, Wivenhoe, Colchester, Essex. CO7 9EZ.

Positioned on a generous corner plot is this extended three bedroom semi-detached chalet in Wivenhoe with excellent access to Essex University and Wivenhoe's vast array of local shops, restaurants and the mainline Train Station with links to London Liverpool Street. Having been extended this property now offers three bedrooms, spacious lounge, open plan kitchen/dining area, family bathroom, generous front and rear gardens, garage and a driveway.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor with storage cupboard under and doors to.

Lounge



20' 02" x 10' 5" (6.15m x 3.17m) With window to front, radiator, double doors to dining room.

Bedroom Three

9' 10" x 6' 6" (3.00m x 1.98m) With window to front, radiator.

Bathroom



With obscure window to side, tiled floor and part tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

Kitchen



17' 10" x 11' 10" (5.44m x 3.61m) With window to side, rear and door to garden, radiator, tiled floor, a range of base units with drawers and worktops over, tiled splashback, inset one and a half sink a drainer, electric oven with extractor hood over, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, open to dining area.

Dining Room



10' 1" x 9' 7" (3.07m x 2.92m) With patio doors to rear, radiator.

Property Details.

First Floor

Landing

With storage cupboard, doors to.

Bedroom One



14' 3" x 10' 5" (4.34m x 3.17m) With window to front, radiator.

Bedroom Two



12' 5" x 9' 7" (3.78m x 2.92m) With window to side, radiator, two eaves cupboards.

Outside

Rear Garden



Enclosed by fencing with gated rear access, lawn area and a patio area suitable for outdoor furniture, gate leading to front garden.

Front Garden



A large front garden laid to lawn.

Garage

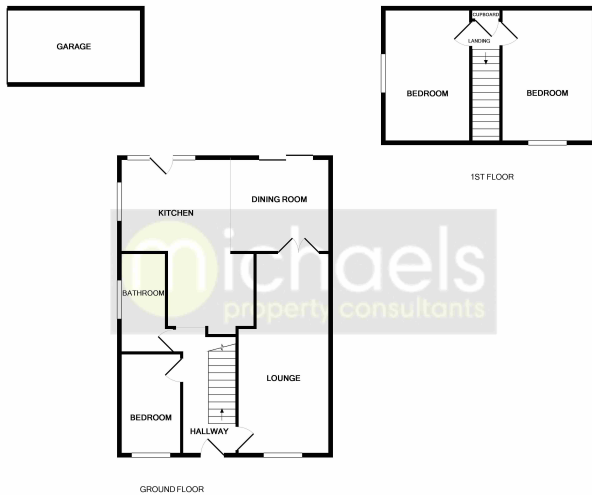
With double doors to front, power and light connected.

Driveway

Located to the rear of the property and in front of the garage providing off road parking.

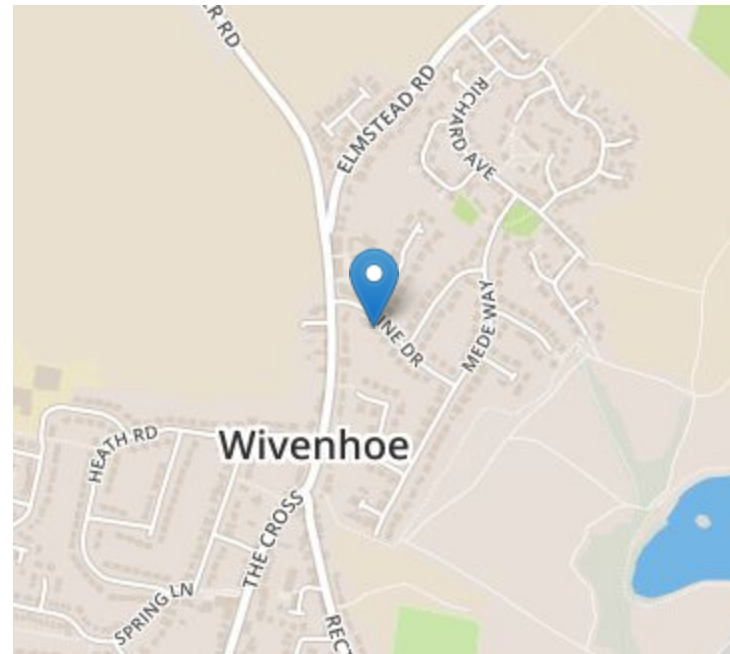
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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 accuracy, content and appearance of this plan does not constitute a guarantee as to their availability or efficiency can be given. Maps with Microsoft (2015).

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.