



- Semi Detached Bungalow
- Three Bedrooms
- Bathroom
- Extended
- Aprox 70ft Rear Garden
- Open Plan Living
- Kitchen/Diner With Island Unit And Integrated Appliances
- Bifolding Doors To Rear

## 14 Ash Grove, Wivenhoe, Colchester, Essex. CO7 9HJ.

A beautifully presented and extended family home in this sought after quiet cul-de-sac position in the popular town of Wivenhoe. Benefiting by a modern kitchen with Island and Bi Folding doors, open plan lounge, three bedrooms and family bathroom. The generous outside space offers a private rear garden and ample off road parking. Situated close to Essex University, mainline train station with fast links to London Liverpool Street in just over the hour, Wivenhoe's waterfront and quayside, good local shops and amenities. Early Viewings are strongly advised.





# Property Details.

## Living Accommodation

### Kitchen/Diner



23' 01" x 13' 8" (7.04m x 4.17m) UPVC front door, double glazed window to rear and side, two radiators, inset spot lights, modern fitted kitchen including a range of wall and base units, island with space for breakfast stools, laminate worktops, integrated dish washer, double oven, warming drawer, gas hob and ceiling mounted extractor hood, fridge/freezer, open plan onto the dining area with views onto the rear garden.

### Lounge



16' 2" x 10' 10" (4.93m x 3.30m) Open plan from kitchen with inset spotlights, radiator.

## Bedroom



11' 7" x 10' 6" (3.53m x 3.20m) Double glazed window window to front, radiator, space for wardrobes.

## Bedroom



9' 3" x 8' 6" (2.82m x 2.59m) Double glazed window to front, radiator.

# Property Details.

## Bedroom



9' 0" x 8' 4" (2.74m x 2.54m) Double glazed window to side, radiator.

## Family Bathroom



Double glazed obscured window to side, inset spot lights, tiled floor and walls, towel radiator, wall hung basin, low level WC, shower enclosure, paneled bath.

## Outside

### Rear Garden



A generous rear garden mainly laid to lawn, patio area, green house two garden sheds, retained by fencing.

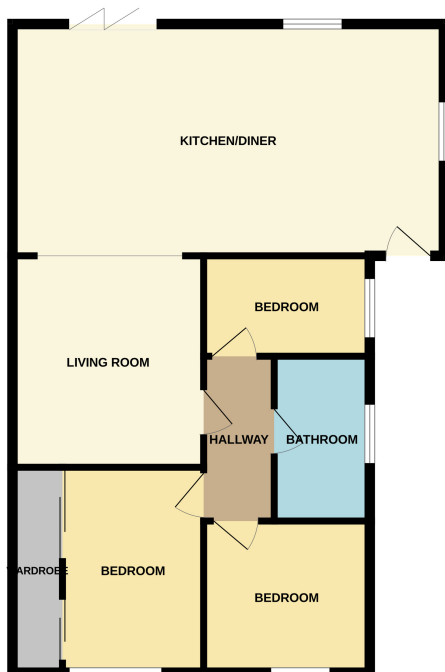
### Driveway

Ample off road parking to front via the driveway.

# Property Details.

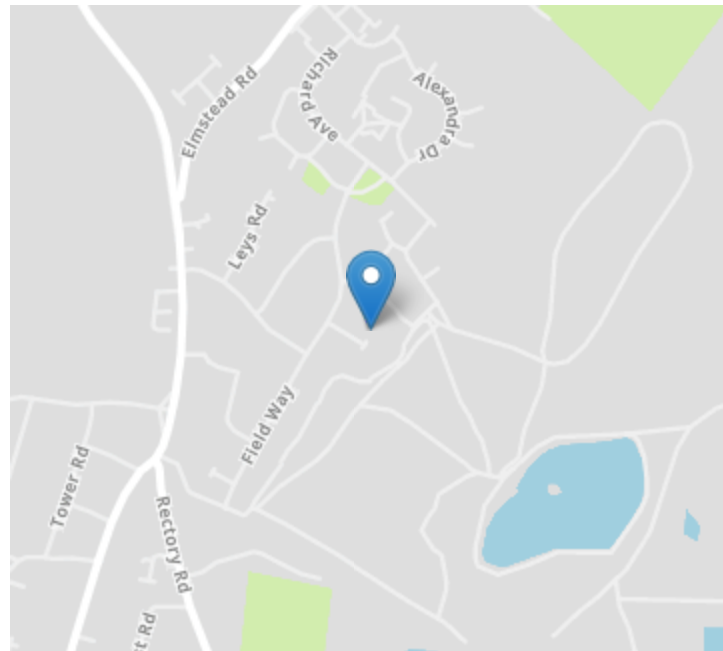
## Floorplans

GROUND FLOOR  
790 sq.ft. (73.3 sq.m.) approx.



C079HJ  
TOTAL FLOOR AREA: 790 sq.ft. (73.3 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 operability or efficiency can be given.  
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## 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.