



- Detached Bungalow
- Three Bedrooms
- Family Bathroom & En Suite
- Garage & Parking
- Underfloor Heating
- Log Burner
- Bifolding Doors To Rear
- No Onward Chain

33b The Cross, Wivenhoe, Colchester, Essex. CO7 9QL.

Offered for sale with no onward chain a modern three bedroom detached bungalow positioned in this popular mews position in central Wivenhoe. The property was built in 2021 by reputable local builders to a high specification to include under floor heating, log burner, quartz worktops, Bi-Fold doors more. Highlights also include three bedrooms, en-suite to master, family bathroom, kitchen/diner, living room, garage, parking and garden. Please contact us to arrange your viewing today. Guide price £425,000- £450,000.



Property Details.

Living Accommodation

Entrance Hall

Composite front door, inset spot lights, airing cupboard housing combi boiler and with plumbing for washing machine, loft access.

Lounge



14' 5" x 11' 5" (4.39m x 3.48m) Windows to front and side, underfloor heating, log burning stove, open to kitchen/diner.

Kitchen/Diner



19' 3" x 10' 8" (5.87m x 3.25m) Inset spot lights, Bi-Fold door to garden, window to rear, a comprehensive range of shaker style units and drawers with quartz worktops over, integrated sink, Neff oven & Grill, gas hob, over head cooker hood, dish washer, space for fridge/freezer and ample space for dining table.

Property Details.

Family Bathroom



Inset spot lights, part tiled walls, obscure window to front, fitted shower, panel bath, wash hand basin and WC.

Bedroom One



13' 3" x 11' 4" (4.04m x 3.45m) Windows to front and side, underfloor heating and door to.

En Suite

Obscure window to side, inset spot lights, part tiled walls, shower cubicle, wash hand basin, WC.

Bedroom Two



10' 10" x 9' 8" (3.30m x 2.95m) Window to rear, underfloor heating.

Bedroom Three

10' 8" x 8' 1" (3.25m x 2.46m) Window to rear, underfloor heating.

Outside

Rear Garden



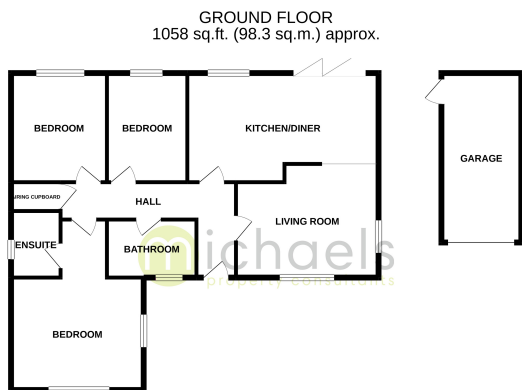
Stone patio area with the remainder laid to lawn, enclosed by panel fencing, gated side access.

Garage & Parking

Garage door to front and personal door to garden, parking space in

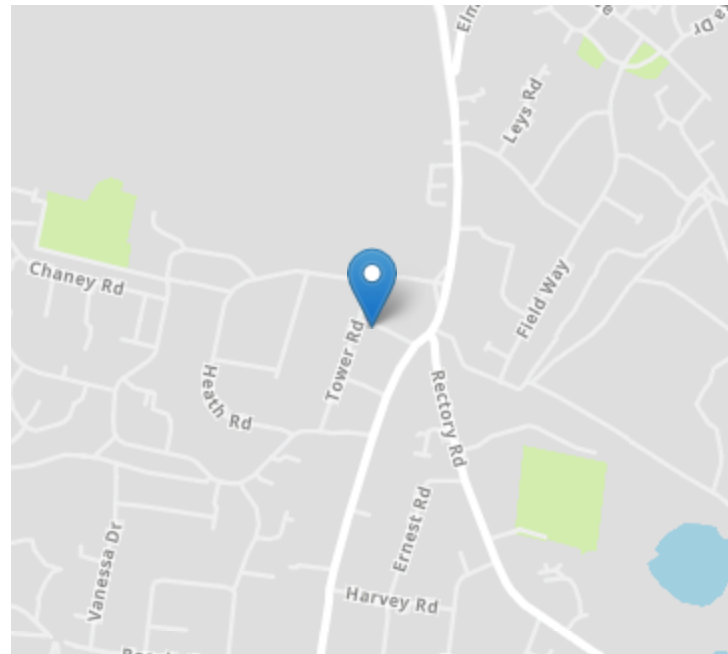
Property Details.

Floorplans



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of plots, sections, walls, areas and other dimensions are approximate and are subject to change without notice. The plan is for illustrative purposes only and should not be relied on as a guide to the purchase of the property. The plan is for illustrative purposes only and should not be relied on as a guide to the purchase of the property. The plan is for illustrative purposes only and should not be relied on as a guide to the purchase of the property.

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.