



- Chain Free Sale
- Cul-De-Sac Position
- Three Double Bedrooms
- Close To Station
- En-Suite And Family Bathroom
- Generous Garden
- Garage
- Extra Off Road Parking

### 32 Old Ferry Road, Wivenhoe, Colchester, Essex. CO7 9SW.

A charming linked detached three bedroom family home with garage and parking. Improved by the current owners throughout. This beautifully positioned home within minutes of the waterfront and mainline train station with fast links to London Liverpool Street in just over the hour whilst remaining in a quiet cul-de-sac position within lower Wivenhoe. Highlights include three double bedrooms with fitted wardrobes, en-suite, family bathroom, lounge, dining room, kitchen, cloakroom, integral garage, ample parking and generous garden. Call the sales team today to arrange your viewing.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and storage cupboard under, radiator, wood flooring and doors to.

### Ground Floor Cloakroom

Window to side, close coupled WC, wash hand basin, radiator.

### Living Room



15' 2" x 11' 6" (4.62m x 3.51m) Window to front, doors to dining room, wood flooring, radiator, fireplace.

### Dining Room



10' 10" x 10' 2" (3.30m x 3.10m) French doors to garden, radiator, wood flooring, door to kitchen.

## Kitchen



10' 9" x 9' 2" (3.28m x 2.79m) Window to rear, wood flooring, door to garage, a range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob, inset oven, spaces for further appliances, matching eye level units, tiled splashbacks.

## First Floor

### Landing

With loft access, airing cupboard and doors to.

### Bedroom



14' 7" x 11' 6" (4.44m x 3.51m) With sash windows to rear, radiator, fitted wardrobes and door to en-suite.

### En-Suite

With obscure window to rear, shower cubicle, pedestal wash hand basin, close couple WC, radiator, tiled splash back, extractor.

# Property Details.

## Bedroom



11' 6" x 11' 7" (3.51m x 3.53m) With sash window to front, radiator, built in double wardrobes.

## Bedroom



14' 9" x 8' 7" (4.50m x 2.62m) With sash window to front, radiator, two built in double wardrobes.

## Bathroom



With obscure sash window to front, radiator, part tiled walls, panelled bath with shower attachment, enclosed cistern WC, vanity wash hand basin, extractor.

## Outside

### Rear Garden



A generous patio area to the front and rear garden with the remainder laid to lawn mainly laid to lawn with trees, shrubs and plants, green house and enclosed by panel fencing.

## Garage

Up and over door to front, door and window to rear, integral door to the property, power and light connected.

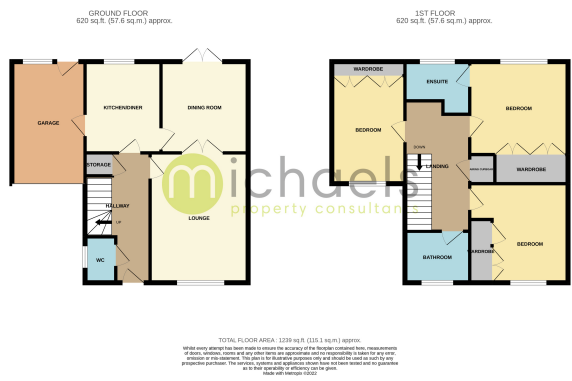
## Parking

Parking available in front of garage and additional parking in front of house.

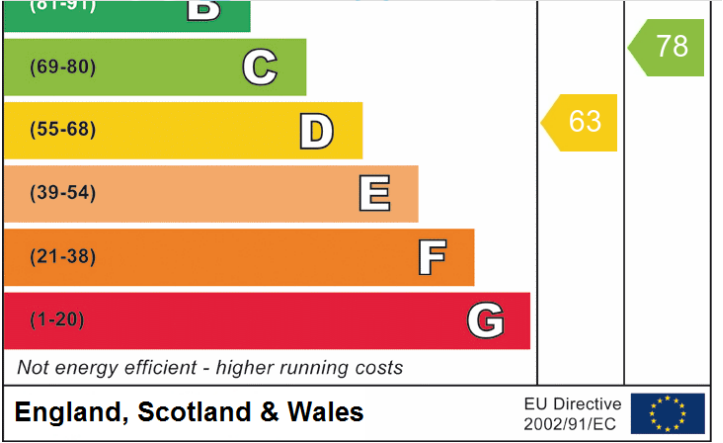


# Property Details.

## 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.