



- Detached House
- Four Bedrooms
- Two Reception Rooms
- Rear Garden Backing Onto Woodland
- Garage & Off Road Parking
- Conservatory
- Modern Kitchen
- Walking Distance Of Local Primary School
- Cul De Sac location

16 Jack Hatch Way, Wivenhoe, Colchester, Essex. CO7 9SH.

A beautiful four bedroom detached family house overlooking woodland. This modern family home has been well looked after by the current owners, the property highlights including two generous reception rooms, dining room/conservatory, modern kitchen, cloakroom, en suite to the master bedroom, a further three bedrooms and family bathroom, a private rear garden backing onto Wivenhoe woods, garage and off road parking. Centrally located to the local primary school, countryside walks, Wivenhoe Train Station, Essex University and local restaurants and pubs. Early viewing highly advised.



Property Details.

Ground Floor

Lobby

UPVC front door, doors leading to :

WC

UPVC window to rear, tiled floor, low level WC, vanity unit.

Entrance Hall

Stairs to first floor, under stairs storage, wooden floor, radiator.

Reception Room / Playroom



16' 2" x 9' 3" (4.93m x 2.82m) Double glazed window to front and side, wooden floor, radiator.

Living Room



20' 2" x 12' 9" (6.15m x 3.89m) Double glazed windows to side and rear, wooden floor.

Kitchen



14' 6" x 7' 5" (4.42m x 2.26m) Double glazed window to side and rear, tiled floor, radiator, inset spot lights, fitted kitchen including gloss units, oak worktop, splash back, inset sink, range style cooker, space for dish washer, fridge/freezer.

Dining Room/ Conservatory

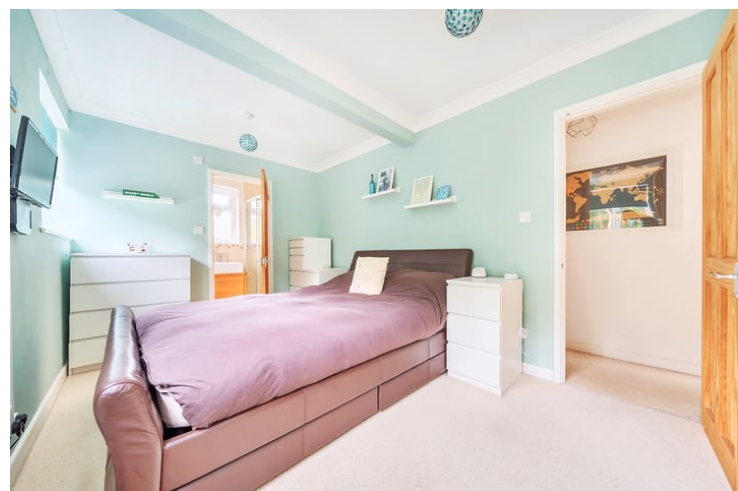
11' 11" x 8' 11" (3.63m x 2.72m) Double glazed window to rear and side, UPVC French doors opening onto the garden, tiled floor, radiator, inset spot lights.

First Floor

Landing

Double glazed window to side, storage cupboard, loft access (the loft is part boarded and insulated)

Bedroom



15' 4" x 8' 9" (4.67m x 2.67m) Double glazed windows to rear, radiator, door to:

Property Details.

En Suite



8' 8" x 3' 5" (2.64m x 1.04m) Double glazed window to side and rear, tiled floor, towel rail, inset spot lights, low level WC, vanity unit, shower enclosure.

Bedroom



11' 5" x 9' 9" (3.48m x 2.97m) Double glazed window to front, wooden floor, radiator.

Bedroom



8' 8" x 8' 4" (2.64m x 2.54m) Window to front, radiator.

Bedroom

8' 6" x 7' 9" (2.59m x 2.36m) Window to rear, radiator.

Family Bathroom



Double glazed obscure window to side, tiled floor and walls, radiator, inset spot lights low level WC, vanity unit, panelled bath.

Outside

Rear Garden



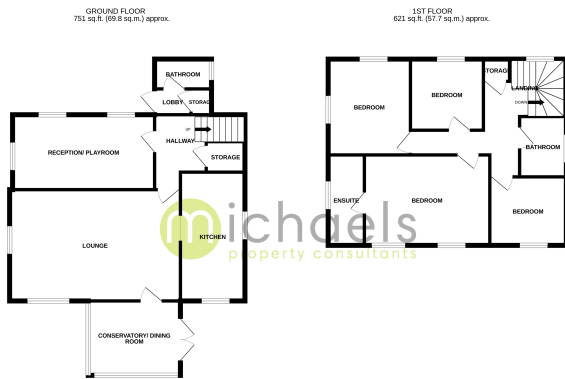
A generous plot backing onto woodland, mainly laid to lawn, patio area, side access and retained by fencing.

Off Road Parking & Garage

A generous driveway offering off road parking in front of the garage, the garage has power and light with up and over garage door.

Property Details.

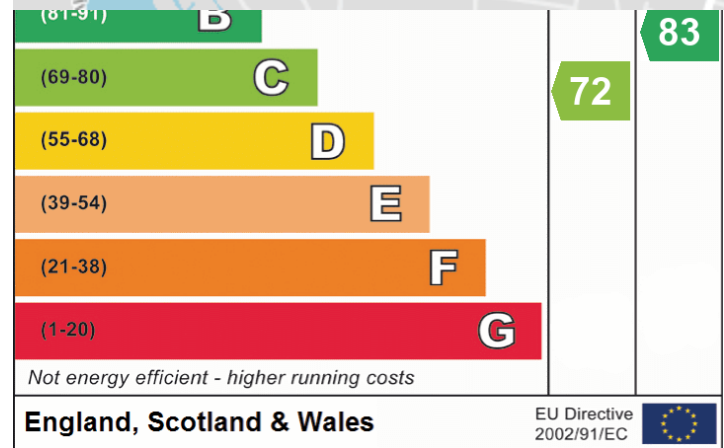
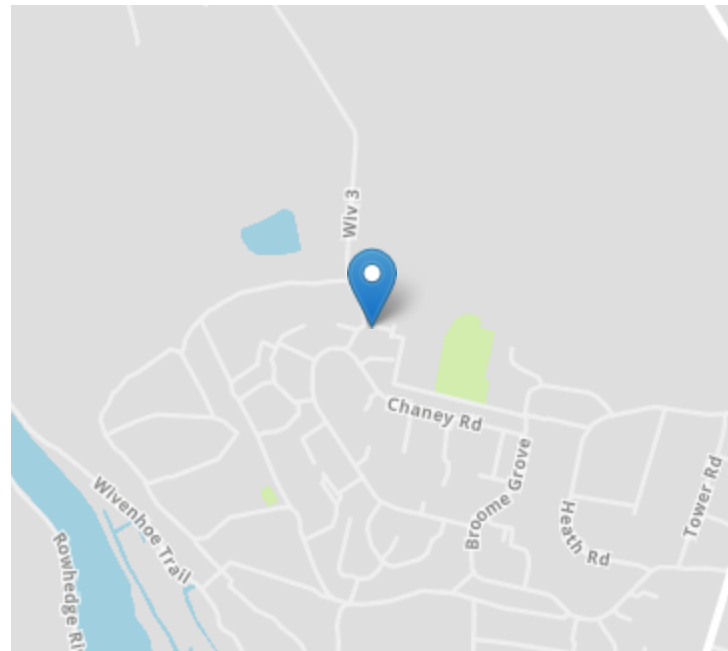
Floorplans



TOTAL FLOOR AREA: 1373 sq ft (127.5 sq m.) approx.

Energy ratings are based on the latest available information for energy of the property. The energy performance, the environmental impact, the carbon footprint and any other data are approximate and do not constitute a guarantee. The energy performance of the property may vary depending on the use of the property and the condition of the property. The energy performance of the property may vary depending on the use of the property and the condition of the property. The energy performance of the property may vary depending on the use of the property and the condition of the property.

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.