



- Four Bedroom Detached House
- Two Reception Rooms
- Ensuite Bathroom & Family Bathroom
- Close To Station And Schools
- Ground Floor Cloak Room
- Living Room & Dining Area

57 Broome Grove, Wivenhoe, Colchester, Essex. CO7 9QU.

This well presented four bedroom detached home is located in the popular town of Wivenhoe. The house is favourably positioned, it offers close proximity to the towns local schools, shops, pubs, train station and bus stops. Internally this property does not disappoint, it features an array of bright and spacious rooms such open plan living/dining room kitchen, ground floor cloak room and four bedrooms, en-suite and family bathroom. To avoid disappointment please call now to book a arrange a viewing.



Property Details.

Ground Floor

Hallway

6' 0" x 17' 5" (1.83m x 5.31m) Radiator, storage cupboard, doors to;

Cloakroom

Window to front, radiator, wash hand basin, W/C

Living/Dining Room



24' 10" x 12' 3" (7.57m x 3.73m) Window to front, patio doors to rear, radiators, door to;

Kitchen



17' 0" x 9' 9" (5.18m x 2.97m) Patio doors to rear, window, range of eye and low level fitted units with work surface over, space for fridge/freezer, washing machine, tumble dryer, built in dishwasher, inset sink, spot lighting, free standing cooker and gas hob with extractor fan over.

Games Room



16' 11" x 7' 0" (5.16m x 2.13m) Window to front, radiator.

First Floor

Landing

Loft access, storage cupboard and doors to;

Bedroom One



7' 9" x 18' 4" (2.36m x 5.59m) Window to front, radiator, inset spot lighting.

En-Suite

Currently being refurbished, the current owners will complete the work prior to completion.

Property Details.

Bedroom Two



12' 5" x 9' 9" (3.78m x 2.97m) Window to front, built in wardrobe and radiator.

Bedroom Three



10' 6" x 9' 10" (3.20m x 3.00m) Window to rear, radiator, built in wardrobe.

Bedroom Four

7' 8" x 8' 5" (2.34m x 2.57m) Window to rear and radiator.

Family Bathroom



Window to front, heated towel rail, W/C, wash basin, panelled bath with shower over head.

Outside

Garden



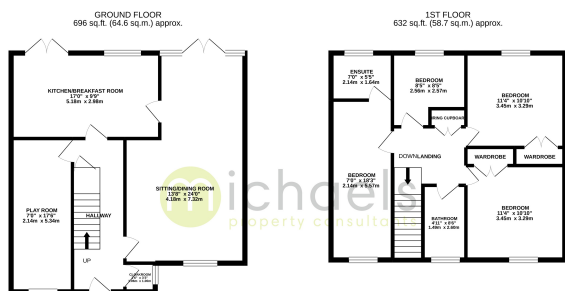
The garden is enclosed by panelled fencing, a portion of the garden is decking creating a perfect seating, the rest is made of lawn and other plants and small bushes. There is also a shed which will remain .

Parking

There is off road parking to the front of the house for a couple of vehicles.

Property Details.

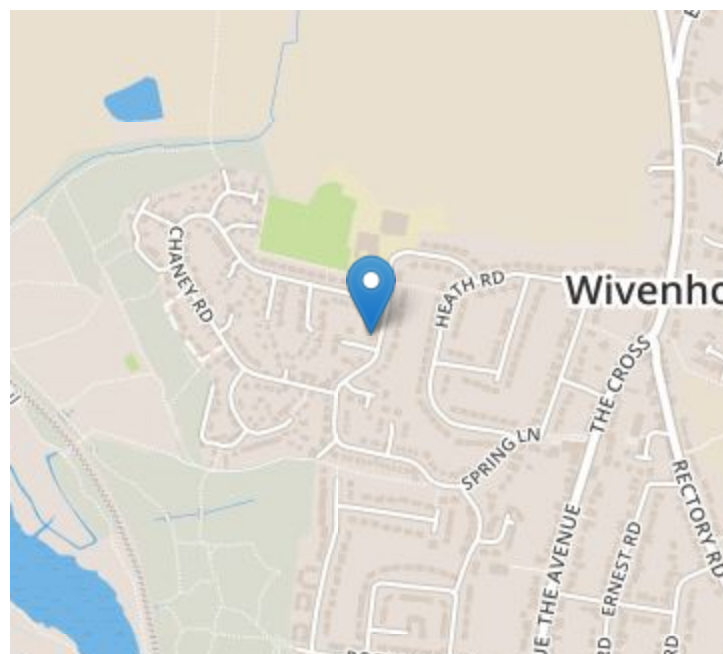
Floorplans



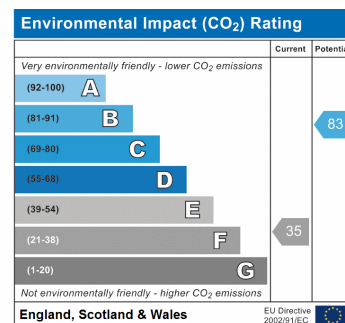
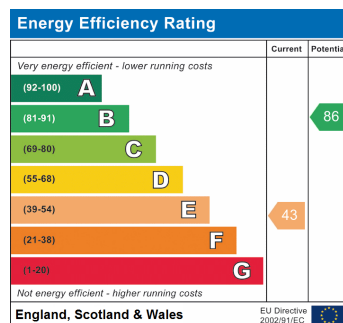
TOTAL FLOOR AREA - 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans and measurements, the information is provided as a guide only. The purchaser should verify the accuracy of the information by conducting their own survey. The information is provided as a guide only and should not be relied upon for the purchase of the property. The information is provided as a guide only and should not be relied upon for the purchase of the property. The information is provided as a guide only and should not be relied upon for 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.