



- Detached House
- Three Double Bedrooms
- Garage
- Off Road Parking
- En Suite, Family Bathroom, Cloakroom
- Kitchen
- Living Room
- Lounge
- Utility
- Generous Rear Garden

**29 Tower Road, Wivenhoe, Colchester, Essex. CO7 9QF.**

**\*\*Guide Price £525,000 - £575,000\*\*** A charming spacious three bedroom family home positioned in central Wivenhoe. The property benefits from two reception rooms, kitchen, utility, three bedrooms one with an en-suite, and family bathroom. The exterior completes the property well with ample off road parking for several vehicles and garage to the front aspect along with a beautiful rear garden with swimming pool. Viewing highly advised to fully appreciate this property. Offered for sale with no onward chain.





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, Karndean floor, stairs rising to first floor with storage under, doors to:

### Cloakroom

With window to front, Karndean floor, radiator, close coupled WC, wash hand basin with tiled splashback.

### Sitting Room



15' 0" x 12' 2" (4.57m x 3.71m) With box bay window to front, window to side, striped wood floor, radiator, storage cupboard, red brick fireplace. (Currently used as a downstairs bedroom.)

### Living Room



15' 10" x 14' 3" (4.83m x 4.34m) With French doors to rear, radiator, spotlights, door to.

### Utility

11' 5" x 6' 2" (3.48m x 1.88m) With a range of wall and base units with inset sink, space and plumbing for washing machine and tumble dryer, radiator

### Kitchen



19' 10" x 8' 5" (6.05m x 2.57m) With window to side and rear, tiled floor with heating under, a range of matching eye level and base units with drawers and worktops over, inset one and half sink and drainer, tiled splashbacks, integrated appliances to include dishwasher and fridge/freezer, electric oven and electric hob with extractor hood over.

## First Floor

### Landing

With loft access, ( the loft is boarded, insulated and has a loft ladder) radiator, airing cupboard doors to.

# Property Details.

## Bedroom



14' 6" x 13' 5" (4.42m x 4.09m) With bay window to front, radiator, built in wardrobes.

## En-Suite

With close coupled WC, wash hand basin, shower cubicle, heated towel rail, spotlights, part tiled walls.

## Bedroom

11' 6" x 11' 6" (3.51m x 3.51m) With window to rear, radiator, built in wardrobe.

## Bedroom



10' 9" x 8' 8" (3.28m x 2.64m) With window to front and rear, radiator.

## Family Bathroom



Double glazed obscure window to front and side, fitted suite including jacuzzi bath with over head shower, part tiled walls. low level WC.

## Outside

### Rear Garden



A generous rear garden predominantly laid to lawn, outside tap, paved area, timber summerhouse to remain, access to swimming pool, along with paved area and decking.

### Off Road Parking & Garage

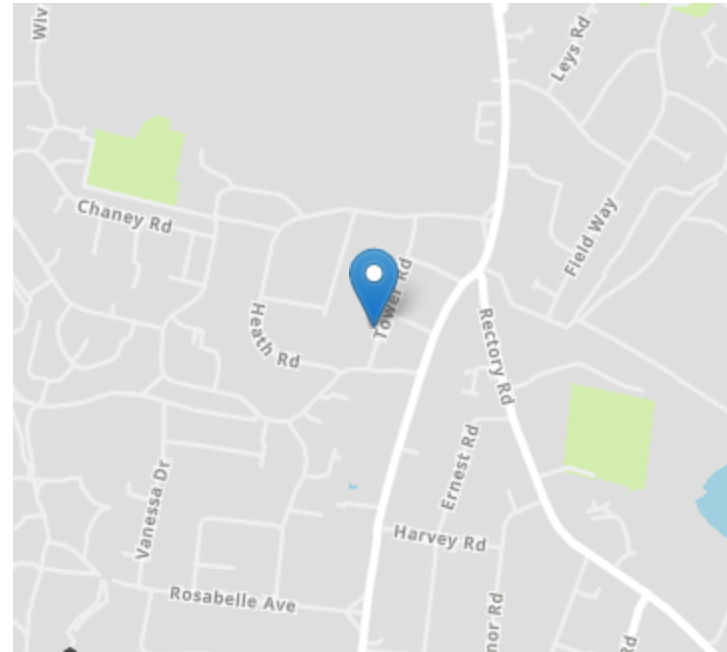
Block paved providing off road parking for several cars, Garage with up and over door, power and light connected.

# Property Details.

## Floorplans



## 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.