



- Spacious Detached Family House
- Four Good Sized Bedrooms
- En-Suite To Master
- Generous Living Accommodation
- Modern Kitchen
- Double Garage
- Landscaped Rear Garden
- Bi-Fold Doors To Garden

## 1 Westlake Crescent, Wivenhoe, Colchester, Essex. CO7 9RZ.

With Over 1600sqft of well presented home, this very spacious four bedroom detached family house located in Wivenhoe within this popular development with excellent access to open fields, countryside walks, good schools, Essex University, Wivenhoe's local shops and vibrant community, picturesque quay and mainline train station with links to London Liverpool Street in just over the hour. This sizeable family home offers ample living accommodation to include a good sized lounge, modern kitchen/breakfast room, dining room, utility room, sitting room with bi-folds to garden, four bedrooms with en-suite to master, cloakroom and family bathroom, generous garden and double garage. Internal viewings are highly recommend.





# Property Details.

## Accommodation

### Entrance Hall

With window to sitting room, radiator, fitted office furniture, alarm console, stairs rising to first floor and doors to.

### Cloakroom

With obscure window to side, radiator, laminate floor, wash hand vanity basin, close coupled WC.

### Lounge



14' 6" x 12' 7" (4.42m x 3.84m) With window to front and French doors to rear, radiator, remote control living flame gas fireplace.

### Kitchen/Breakfast Room



14' 10" x 9' 8" (4.52m x 2.95m) With window to front, tiled floor, a contemporary fitted Magnet kitchen with matching eye level and base units with drawers and worktops over, tiled splashback, inset one and a half sink and drainer with built in insinkerator waste disposal, space for gas cooker with extractor hood over, space for American fridge/freezer, door to garage and double doors to dining room.



### Dining Room



14' 7" x 8' 11" (4.44m x 2.72m) With window to rear, radiator, door to utility room and open to sitting room.

### Sitting Room



14' 2" x 7' 9" (4.32m x 2.36m) A bright reception room with bi-folding doors to garden, vaulted ceiling, two Velux windows and large window to rear.

### Utility Room

11' 4" x 5' 3" (3.45m x 1.60m) With window to rear, door to side, a range of eye level and base units with worktop over, space and

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plumbing for washing machine and tumble dryer under, inset sink and drainer, storage cupboard.

## Landing

With two windows to front, radiator, loft access and doors to.

## Bedroom One



14' 4" x 9' 1" (4.37m x 2.77m) With window to front, Velux window, radiator, fitted wardrobe, door to en-suite.

## En-Suite

With obscure window to front, heated towel rail, close coupled WC, wash hand vanity basin, shower cubicle.

## Bedroom Two

14' 8" x 9' 11" (4.47m x 3.02m) With windows to front and rear, radiator.

## Bedroom Three



11' 2" x 9' 6" (3.40m x 2.90m) With window to rear, radiator, built in storage cupboard.

## Bedroom Four

11' 3" x 6' 3" (3.43m x 1.91m) With window to rear and radiator.

## Bathroom

With Velux window, shower cubicle, close coupled WC, wash hand vanity basin, panelled bath with shower attachment, heated towel rail.

## Garden



A beautifully landscaped and good sized rear garden enclosed by fencing with gated side access, a patio area to the rear of the property leading to a large lawn with various shrubs, plants and trees.

## Double Garage

15' 11" x 15' 1" (4.85m x 4.60m) With two up and over doors to front, single door to rear and access to kitchen/breakfast room, power and light connected.

## Agents Note

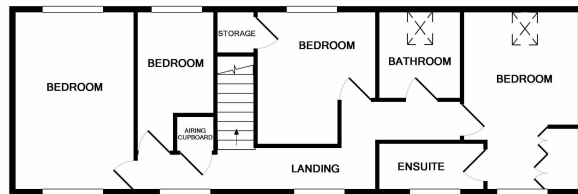
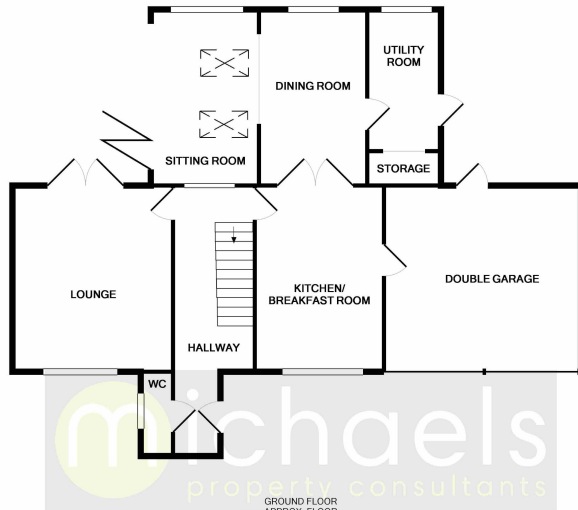


This property is fitted with fully owned solar panels that generate a yearly income in the region of £1000 with further partial free energy usage also.



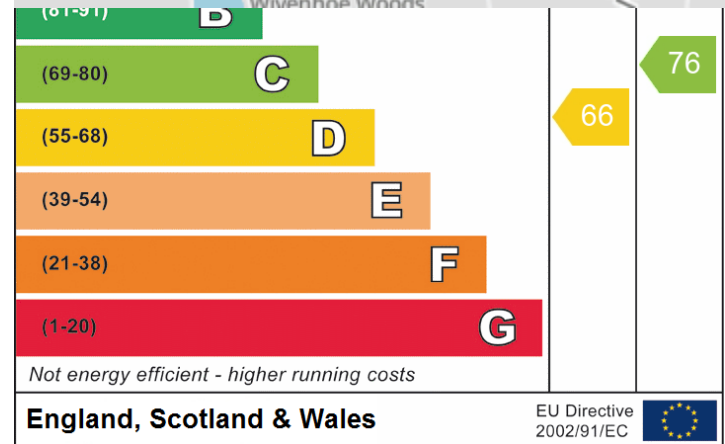
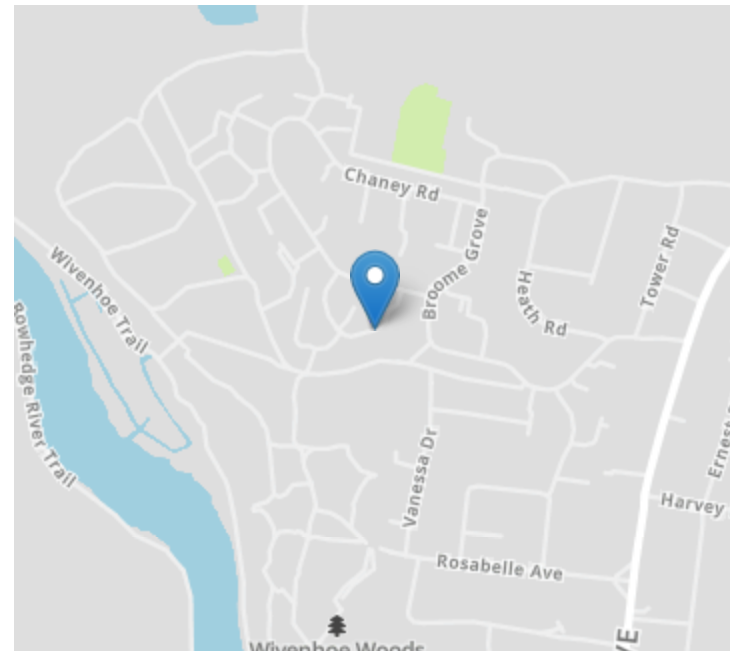
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.