



- Three Bedroom Semi-Detached House
- Ample Off Road Parking And Garage
- Kitchen & Breakfast Room
- Utility & Cloakroom
- Close to Bus Route, Railway Station, Schools and Shops
- Essex University Access

2 Broomfield Crescent, Wivenhoe, Colchester, Essex. CO7 9PZ.

Located in the sought after town of Wivenhoe, is this wonderfully presented three bedroom semi detached house. Sitting along a peaceful close this property offers both a sense of privacy but with also the ability to be able to walk to the towns local shops, schools, Essex university and train station. Internally this house does not disappoint, its been very well improved and maintained by its current owners. Some of its main highlights include open living room/dining room, kitchen/breakfast room, separate utility room and ground floor cloak room. Upstairs there are three generous bedrooms and family bathroom. The property also benefits from a large driveway and detached garage. Call us now to arrange a viewing.



Property Details.

Ground Floor

Porch

5' 1" x 2' 5" (1.55m x 0.74m)

Hallway



5' 7" x 10' 2" (1.70m x 3.10m) Radiator, and doors to;

Cloak Room



4' 1" x 4' 1" (1.24m x 1.24m) W/C, wash hand basin, radiator, access to under stairs storage.

Living Room

11' 10" x 11' 11" (3.61m x 3.63m) Window to front, radiator, working fire place, opening into dining room

Dining Room



10' 0" x 10' 8" (NaNm x 3.25m) Radiator, Window into kitchen, and door through;

Kitchen/ Breakfast Room



14' 3" x 17' 1" (4.34m x 5.21m) Windows and french doors to rear/side, both eye and low level fitted cupboards with work surface over, inset sink, eye level integrated oven and grill, with separate gas hob, space for free standing dishwasher, fridge freezer, inset spot lighting and Velux window, door to;

Utility Room



7' 10" x 6' 3" (2.39m x 1.91m) Window to side, space for washing machine, range of eye and low level fitted units with work surface.

Property Details.

First Floor

Landing

7' 5" x 8' 6" (2.26m x 2.59m) Window to side, access into loft, - The loft is fully boarded and standing height with steps for access. (Other properties down the road have extended into the loft space as it's standing height) and doors to;

Bedroom one



10' 1" x 11' 11" (3.07m x 3.63m) Window to front, radiator, built in wardrobe.

Bedroom Two



10' 10" x 9' 11" (3.30m x 3.02m) Window to rear, radiator, built in storage cupboard.

Bedroom Three



7' 5" x 8' 6" (2.26m x 2.59m) Window to front, radiator.

Bathroom



7' 4" x 5' 6" (2.24m x 1.68m) Window to rear, W/C, wash hand basin, panelled bath with over head shower and screen, heated towel rail.

Outside

Garden



The house benefits from a generous sized rear garden. fully enclosed by fencing and sheltered for privacy by small trees the current owners have created a well presented space to enjoy. The garden has mostly been laid to lawn however there are rather attractive borders and decking which is great for an outside seating area. There is also access from the garden to the garage's side door. The garage has full power connected.

At the front of the house there is off road parking for several vehicles.

