



- Detached Family Home
- Off Road Parking & Double Garage
- Generous & Attractive Garden To Rear
- Character Features
- Three Reception Rooms & Sun Room
- Five Double Bedrooms
- First Floor Bathroom & Ground Floor Shower Room
- Sought After Position
- Workshop Located To The Rear Garden

66 The Avenue, Wivenhoe, Colchester, Essex. CO7 9AL.

A beautiful detached charming family home sitting in a generous plot and having been extended the accommodation on offer is very versatile. The property boasts from three reception rooms, sun room, kitchen, utility, ground floor shower room and first floor bathroom, five bedrooms, double garage and workshop. Situated on the sought after Avenue in Wivenhoe and being within easy reach of the local train station with fast links to London Liverpool Street in just over the hour, close by to Essex University, and schooling. This property is a must view to fully appreciate what the property has to offer. Offered for sale with no onward chain.



Property Details.

Ground Floor

Entrance Hall

11' 11" x 3' 10" (3.63m x 1.17m) Wooden front door opening onto the hallway, radiator, picture rail, dado rail, stairs to first floor.

Reception Room



27' 5" x 11' 02" (8.36m x 3.40m) Narrowing to 10'01" Bay fronted double glazed window to front, French doors to rear, picture rail, fitted alcove unit, fireplace.

Reception Room



13' 4" x 10' 6" (4.06m x 3.20m) Bay fronted double glazed window to front, picture rail, fitted alcove unit, fireplace, panelling.

Dining Room



14' 8" x 10' 7" (4.47m x 3.23m) Double glazed sash window to rear, radiator, wooden mantle, French doors leading to side extension, under stairs storage.

Garden Room

12' 02" x 5' 01" (3.71m x 1.55m) French doors to front and rear, vaulted ceiling.

Kitchen



15' 11" x 8' 8" (4.85m x 2.64m) Double glazed sash window to side, wooden side door inset spot lights. Fitted shaker style kitchen with a range of wall and base units, inset one and half bowl sink, granite worktops, induction hob, under counter oven, wall mounted double oven.

Utility

7' 03" x 3' 08" (2.21m x 1.12m) Window to side, wall mounted boiler, laminate worktop with space for washing machine under, fridge/freezer.

Inner Hall

9' 10" x 3' 02" (3.00m x 0.97m) Loft access, doors leading to:

Bedroom

12' 9" x 10' 10" (3.89m x 3.30m) Double glazed window to rear, radiator, wardrobe.

Property Details.

Bedroom/ Lounge

12' 0" x 10' 8" (3.66m x 3.25m) Double glazed window to rear and French doors to side, fitted shutters, radiator.

Ground Floor Shower Room

8' 11" x 4' 11" (2.72m x 1.50m) Obscure window to front, towel rail, low level WC, vanity unit, walk in shower enclosure.

First Floor

Landing

13' 08" x 3' 0" (4.17m x 0.91m) Doors leading to:

Bedroom



25' 9" x 9' 1" (7.85m x 2.77m) Double glazed windows to front and rear with shutters, two radiators, fitted wardrobes.

Bedroom



14' 7" x 11' 8" (4.45m x 3.56m) Double glazed window to front, radiator.

Bedroom/ Study

11' 4" x 10' 7" (3.45m x 3.23m) Double glazed window to rear, radiator.

Bathroom



15' 11" x 8' 08" (4.85m x 2.64m) Double glazed obscure window to side and rear, radiators, inset spot lights, loft access, panelled bath, walk in shower, low level WC, wash hand basin.

Outside

Rear Garden & Workshop



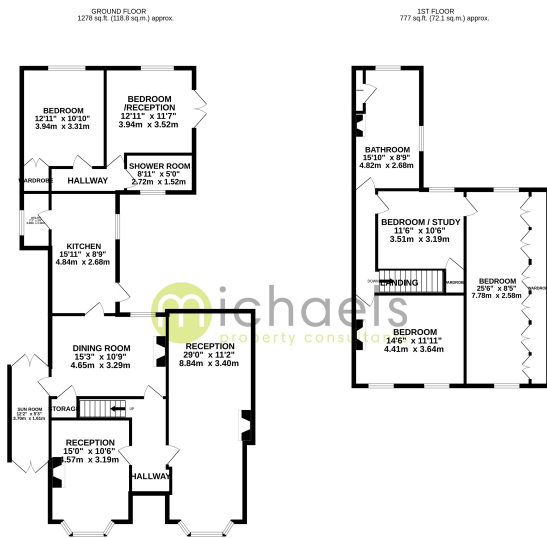
A beautifully well maintained rear enclosed garden, mainly laid to lawn, block paved patio, raised planters, fish pond, storage shed and workshop. Well stocked with mature shrubs and trees. Side access to the front.

Off Road Parking & Garage

Block paved driveway to front creating off road parking for several vehicles, double garage with power, well stocked frontage with mature shrubs and hedging, low level brick wall retaining the property, gated entrance with foot path to front door.

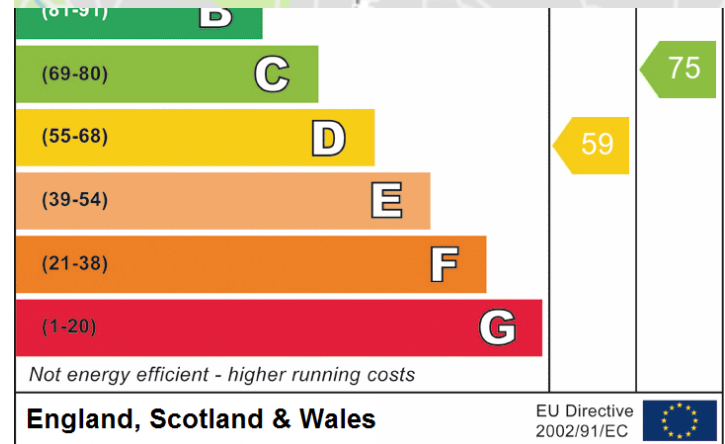
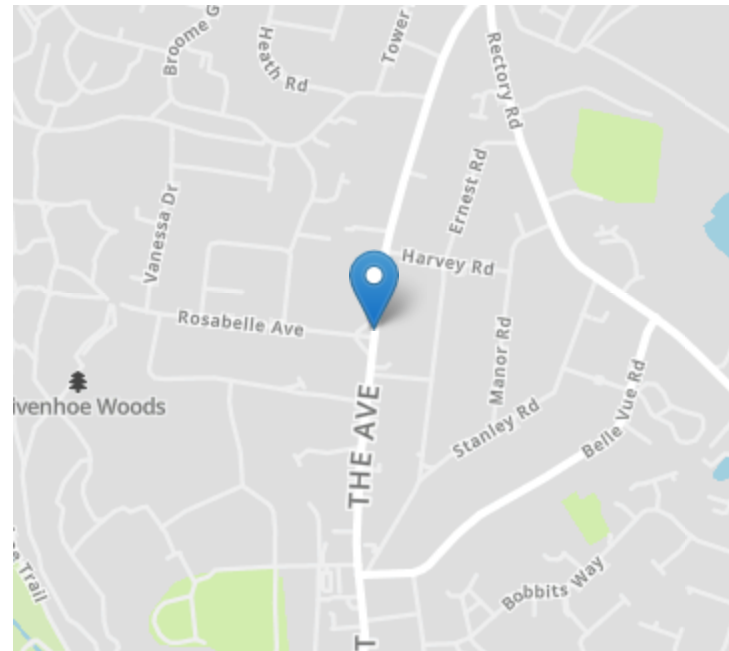
Property Details.

Floorplans



TOTAL FLOOR AREA: 2005 sq ft (186.9 sq m) approx.
 While every effort has been made to ensure the accuracy of the floorplans, measurements, photographs and other information, the agent does not accept any liability for any errors or omissions. The plans are for guidance purposes only and should be used as a guide only. Measurements are given to the nearest millimetre. The agent does not accept any liability for any errors or omissions. Made with Version 10.00

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.