



- Chain Free Sale
- Extended Accommodation
- Two Bedroom Bungalow
- Garage and Carport
- Ample Parking
- Modern Kitchen

### 1 Lammas Way, Wivenhoe, Colchester, Essex. CO7 9HD.

Chain Free. A beautifully presented, modernised and extended bungalow in this popular cul-de-sac position within the Vine Farm Development in Wivenhoe. This excellent home is ready to move into with a stylish refitted kitchen, modern shower room, two bedrooms, extended lounge with living flame gas fire, dining room, garage, carport and garden. Close by there are good bus routes, excellent shops and countryside walks, further down the town there is the mainline train station with fast links to London Liverpool Street, local pubs and restaurants and of course the waterfront and quayside.



# Property Details.

All Accommodation on Ground Floor

## Entrance Hall

Radiator, loft access, airing cupboard and doors to

## Bedroom Two



9' 3" x 8' 5" (2.82m x 2.57m) Window to front and radiator.

## Bedroom One



12' 2" x 10' 3" (3.71m x 3.12m) Window to front, radiator, a range of fitted wardrobes.

## Shower Room



Obscure window to side, shower cubicle, vanity wash hand basin, vanity WC, radiator.

## Lounge



26' 3" x 10' 5" (8.00m x 3.17m) An extended room with window to rear, refitted living flame gas fire, radiator, window to rear, door to dining room.

# Property Details.

## Dining Room



10' 0" x 8' 10" (3.05m x 2.69m) Door and window to rear, door to side, radiator, tile effect flooring and open to kitchen.

## Kitchen



8' 9" x 8' 1" (2.67m x 2.46m) Window to side, a stylish refitted kitchen to include high gloss handleless units, quartz worktops over, inset sink and drainer, integrated dishwasher, double oven, Induction hob, chimney style extractor, integrated fridge/freezer, matching eye level units, tiled splashbacks, kick panel heater.

## Garden



All enclosed by panel fencing, patio area, outside tap, raised beds with various shrubs and plants, remainder is laid with astroturf.

## Garage

17' 0" x 8' 5" (5.18m x 2.57m) Up and over door to front, door to garden, power and light connected, plumbing for washing machine.

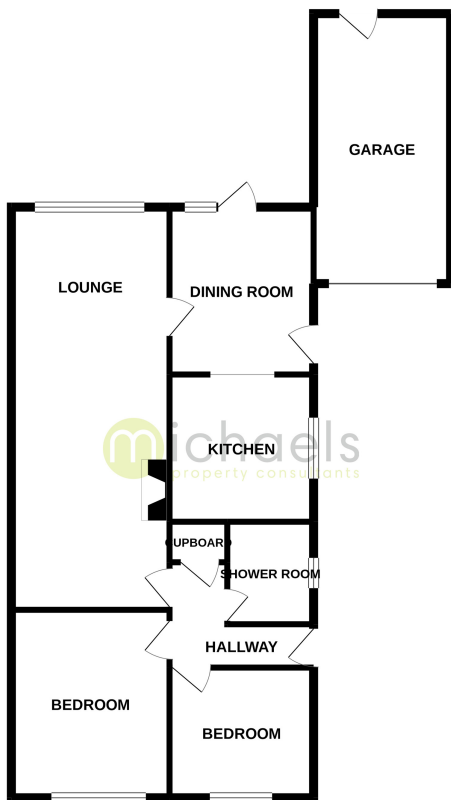
## Driveway

Block paved and covered by carport, remainder is also block paved and provides extra hard standing or parking.

# Property Details.

## Floorplans

GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



## 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.