



- Semi Detached Home
- Four Bedrooms
- Family Bathroom & Cloakroom
- Substantial Rear Garden
- Ample Off Road Parking
- Two Reception Rooms
- Sought After Location
- Close By To Local Schooling & Amenities
- Ample Off Road Parking & Garage
- Gas Central Heating & UPVC Windows

### 32 Elmstead Road, Wivenhoe, Colchester, Essex. CO7 9HX.

This four bedroom semi detached house is located in the popular town of Wivenhoe. Nestled along a quiet road and set back in a prominent position this house offers any family superb access to Wivenhoe's local shops, schools, train station, university, and access back into the nearest town which is Colchester. Internally the house is deceptively spacious, with two reception rooms, separate kitchen, utility room and cloak room all on the ground floor as well as a total of four bedrooms upstairs and a family bathroom. Outside the house benefits from off road parking for numerous vehicles and a generous private rear garden mainly laid to lawn. Viewings strongly advised.



# Property Details.

## Ground Floor

### Entrance Hall

7' 10" x 16' 11" (2.39m x 5.16m) Access to under stairs storage cupboard, radiator, stairs up and doors to;

### Living Room



11' 11" x 14' 5" (3.63m x 4.39m) Bay window to front, radiator and open fire place.

### Dining Room



10' 11" x 12' 11" (3.33m x 3.94m) French doors to rear and radiator.

## Kitchen



8' 5" x 12' 10" (2.57m x 3.91m) Window to rear, radiator, range of eye and low level fitted units with work surface over, inset stainless steel sink, free standing oven and hob, with extractor over, space for free standing dishwasher, fridge freezer to remain (STN), gas fired boiler for central heating, door to;

### Utility Room

3' 6" x 9' 3" (1.07m x 2.82m) Doors out to garden either side of the room, access to W/C, and laundry room. Plumbing in the laundry room for washing machine and tumble dryer.

## First Floor

### Master Bedroom



11' 11" x 14' 5" (3.63m x 4.39m) Bay window to front, and radiator.

# Property Details.

## Bedroom Two



10' 11" x 12' 11" (3.33m x 3.94m) window to rear, and radiator.

## Bedroom Three



16' 11" x 7' 11" (5.16m x 2.41m) Window to front, and radiator.

## Bedroom Four

7' 5" x 7' 4" (2.26m x 2.24m) Window to front, radiator and access to storage cupboard.

## Family Bathroom



8' 5" x 7' 5" (2.57m x 2.26m) Window to rear, heated towel rail, access into airing cupboard, single paneled bath with over head shower, wash hand basin and W/C.

## Outside

### Rear Garden



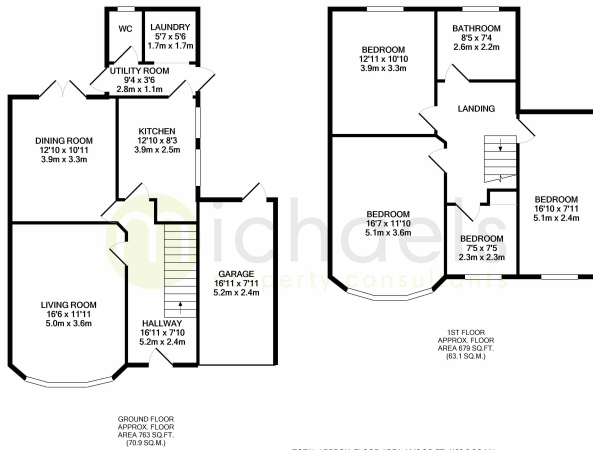
As previously mentioned the house benefits from a sizeable rear garden. A large section has been slabbed to create a pleasant patio area ideal for a seating arrangement and enjoying the sun. Rest of the garden is well established and mostly laid to lawn. There is access externally into the garage by a rear door off the patio.

### Off Road Parking & Garage

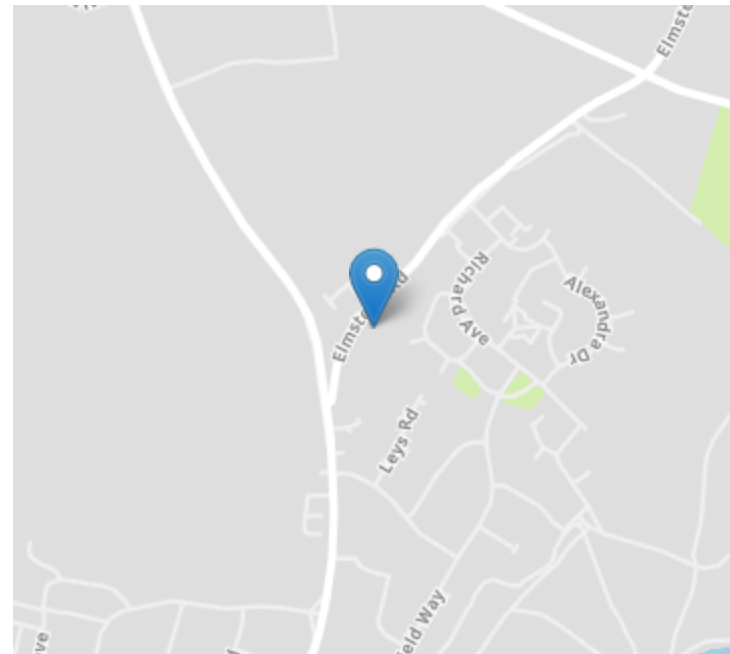
Ample Off road parking via the driveway leading to garage with up & over door.

# 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.