



- Linked Detached House
- Garage & Off Road Parking
- Kitchen/ Breakfast Room
- Lounge & Dining Room
- Two Conservatory's
- South Facing Rear Garden
- Extended
- Popular Area

## 89 Broome Grove, Wivenhoe, Colchester, Essex. CO7 9QT.

A charming linked detached house positioned on the popular Broome Grove Estate. This three bedroom family home has been well maintained by the current owner and extended with the addition of a ground floor shower room and two conservatory's, also offering three bedrooms, family bathroom, kitchen/breakfast room, lounge, dining room, integral garage with utility area, well maintained rear garden along with a low maintenance driveway to the front aspect of the property. Positioned withing walking distance of the local primary school, train station, local shops and amenities. Guide Price £375,000- £385,000

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# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door to the front entrance with a 2nd indoor, radiator, stairs to first floor, storage.

### Ground Floor Shower Room

Double glazed obscure window to side, inset spot lights, tiled floor, tiled walls, shower cubicle, vanity wash hand basin, high raised WC.

### Lounge

15' 7" x 12' 0" (4.75m x 3.66m) Patio door to rear, radiator, bi folding internal door opening onto:

### Dining Room



9' 1" x 8' 8" (2.77m x 2.64m) Radiator, wall lights, UPVC door to conservatory.

### Kitchen/Breakfast Room



11' 11" x 13' 01" (3.63m x 3.99m) Double glazed window to front, radiator, range of wall and base units, laminate worktop, tiled splash back, stainless steel sink with right hand drainer, electric hob, over head cooker hood, double oven, full height fridge, space for dish washer.

## Conservatory



13' 3" x 9' 4" (4.04m x 2.84m) Double glazed window to side and rear, double doors leading to:

## Conservatory



15' 10" x 11' 01" (4.83m x 3.38m) Double glazed windows to rear and side, tiled floor, UPVC door to side.

## First Floor

### Landing

Double glazed window to rear, airing cupboard housing boiler and loft access.

# Property Details.

## Bedroom One



12' 01" x 9' 09" (3.68m x 2.97m) Double glazed window to rear, radiator, fitted wardrobe.

## Bedroom Two



9' 11" x 9' 05" (3.02m x 2.87m) Double glazed window to front, radiator, fitted wardrobe.

## Bedroom Three

8' 10" x 8' 07" (2.69m x 2.62m) Double glazed window to rear, radiator, fitted wardrobes.

## Family Bathroom



Double glazed obscured window to front, radiator, tiled walls, panelled bath with over head shower, vanity unit with basin and high raised WC.

## Outside

### Rear Garden



A low maintenance south facing rear garden mainly laid to lawn and fencing, space for garden sheds, retained by fencing.

### Garage & Off Road Parking

Off road parking via the driveway, leading to garage with up & over door- The garage has been reduced in sizing slightly with the dining room and currently used as a utility room with space for washing machine, tumble dryer and stainless steel sink.

