



- Four Bedroom Family Home
- Off Road Parking
- Semi- Detached House
- Enclosed Rear Garden
- Three Reception Rooms
- Family & En-suite Bathroom Plus Cloakroom
- Popular Location
- Built In 2008
- Spacious Living Accommodation Throughout

28 The Avenue, Wivenhoe, Colchester, Essex. CO7 9AH.

Guide price £485,000- £475,000. A well presented semi detached family home situated on the sought after Avenue in Wivenhoe. Located within easy reach of the local train station with direct access to London Liverpool Street, close to local amenities and Essex University and the wonderful waterfront and quayside. The property itself boast four double bedrooms, En Suite, family bathroom and three reception rooms along with off road parking, the rear garden is secluded and completes the property nicely. Viewing highly advised to appreciate what the property has to offer.



Property Details.

Ground Floor

Entrance Hall

15' 02" x 4' 10" (4.62m x 1.47m) UPVC front door opening onto the hall way, radiator, laminate flooring, doors leading to:

Kitchen



22' 06" x 7' 06" (6.86m x 2.29m) Double glazed window to front and rear, UPVC door to the rear opening onto the garden, radiator, inset spot lights, fitted shaker style kitchen including wall and base units, stainless steel 1 and half bowl sink with right hand drainer, tiled splash back, laminate work surfaces, electric hob, cooker extractor fan, space for fridge/freezer, washing machine.

Front Reception Room

11' 10" x 10' 07" (3.61m x 3.23m) Double glazed window to front, fitted storage, radiator.

Dining Room/ 2nd Reception Room

13' 07" x 8' 11" (4.14m x 2.72m) Radiator, laminate flooring, stairs to first floor, ceiling mounted smoke alarm, inset spot lights, currently used as an office however could be used as a dining area.

Living Room



22' 06" x 13' 05" (6.86m x 4.09m) Double glazed windows to rear and sides, French UPVC doors opening onto the rear garden, laminate floor, radiator, a generous living space with views onto the garden.

First Floor

Landing

Double glazed window to side, radiator, loft access, doors leading to:

Bedroom One



18' 01" x 10' 06" (5.51m x 3.20m) Double glazed window to front, radiator, space for double bed and furniture.

En Suite

5' 09" x 4' 03" (1.75m x 1.30m) White suite including WC, wash hand pedestal basin, Low level WC, corner shower with tiled splash back.

Property Details.

Bedroom Two



13' 04" x 10' 03" (4.06m x 3.12m) Double glazed window to side and rear, radiator, space for double bed and furniture.

Bedroom Three



11' 8" x 9' 9" (3.56m x 2.97m) Double glazed window to front, radiator, space for double bed and furniture.

Bedroom Four

13' 04" x 10' 3" (4.06m x 3.12m) Double glazed window to side, radiator, space for double bed and furniture.

Family Bathroom



11' 11" x 6' 0" (3.63m x 1.83m) Double glazed obscured window to rear, radiator, white suite including WC, wash hand pedestal basin, corner bath with over head shower.

Outside

Frontage

Off Road parking to the front via the block paved driveway, remainder laid to lawn. Side access via the gated entrance to the rear garden.

Rear Garden



A well maintained rear garden including patio area, with stoned boarder, remainder of the garden laid to well established lawn. The garden also benefits from major shrub's and bushes, side access leading to the front garden. Enclosed by fence boundaries.

