



- Chain Free Sale
- Disability Adapted
- Two Bedrooms
- Refurbished Kitchen
- En-Suite To Master
- Conservatory
- Garage and Parking
- Great Garden

3 Rosetta Close, Wivenhoe, Colchester, Essex. CO7 9RX.

A spacious two bedroom detached bungalow positioned in a quiet cul-de-sac on this popular Wivenhoe position, originally constructed as a three bedroom home and now converted to a two bedroom two bathroom property with excellent accessible features for help with disabilities. Highlights of this bungalow include a spacious lounge/diner, stylish refitted kitchen, two large bedrooms with en-suite to master, wet room, conservatory, good sized garden and garage with off road parking. Wivenhoe has plenty to offer with good schooling, local shops and amenities being within easy reach to this property. Offered on a chain free basis.



Property Details.

All accommodation on one level

Entrance Hall

With storage cupboard, radiator and doors to.

Lounge/Diner

16' 5" x 14' 8" (5.00m x 4.47m)
Windows to both sides, two radiators, TV point, modern remote gas fire, door to kitchen.

Kitchen



14' 8" x 7' 4" (4.47m x 2.24m) Window to side, door to side, wood effect flooring, radiator, a modern fitted kitchen with worktops over, inset sink, Neff gas hob, Neff oven, extractor, integrated washing machine, integrated slimline dishwasher, integrated fridge and freezer, fitted wine rack, matching eye level units with drop down storage, tiled splashbacks.

Bedroom One



14' 9" x 9' 8" (4.50m x 2.95m) Window to rear, radiator and door to.

En-Suite



Shower cubicle, enclosed cistern WC, pedestal wash hand basin, tiled walls

Bedroom Two



Property Details.

10' 9" x 8' 5" (3.28m x 2.57m) Window to rear, radiator, fitted wardrobe.

Wet Room



9' 8" x 5' 11" (2.95m x 1.80m) Obscure window to front, fitted shower with soak away, low level WC, wash hand basin, heated towel rail.

Conservatory



9' 8" x 9' 3" (2.95m x 2.82m) Two doors to garden, brick plinth and Upvc construction.

Outside

Garage and Parking

16' 0" x 9' 4" (4.88m x 2.84m) Electric

rollershut door to front, power and light connected door to garden. Driveway to front offering off road parking.

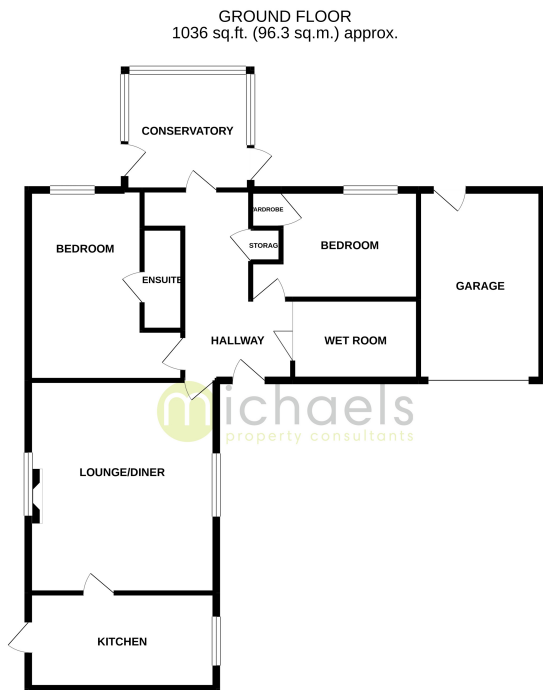
Gardens



Front Garden is enclosed by dwarf walling with various mixed beds and stone. Rear garden is mainly laid to lawn with greenhouse, garden shed, patio area and various shrubs and plants.

Property Details.

Floorplans

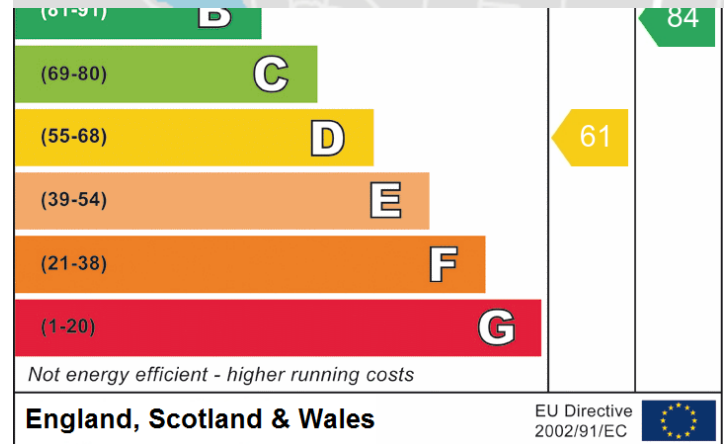
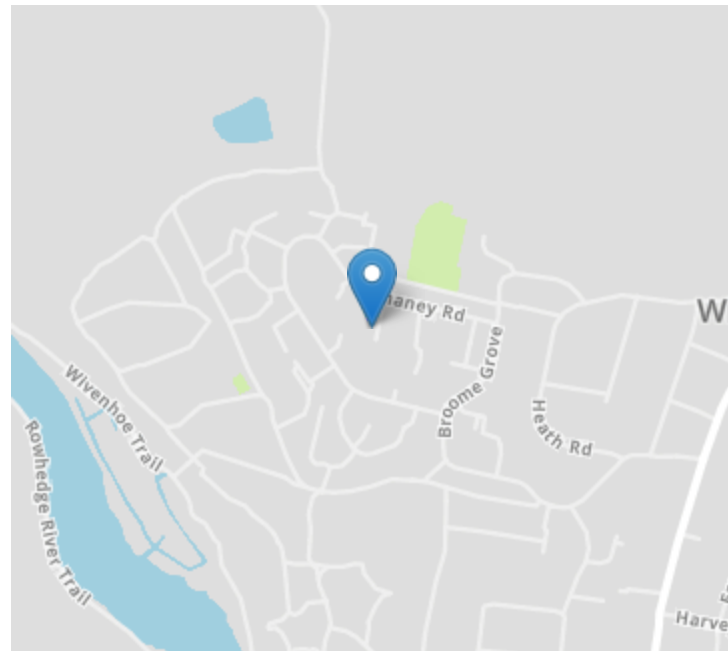


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TOTAL FLOOR AREA: 1036 sq ft (96.3 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, materials, marks 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MetreX CC021

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.

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