



- High Specification Throughout
- Three Bedrooms
- En Suite & Shower Room
- Detached Bungalow
- Bifold Doors & Shutters
- Off Road Parking
- Open Plan Living Accommodation
- Recently & Tastefully Renovated Throughout
- Walking Distance To Public Transport
- Viewing A Must

### 8 Feedhams Close, Wivenhoe, Colchester, Essex. CO7 9HZ.

A wonderful and unique detached the bedroom bungalow that has been refurbished throughout to a high specification offering bright, light and spacious rooms, open plan living room with kitchen Island, bi folding doors to the open plan living room, ensuite and family shower room, private rear garden and off road parking. Off road parking. Positioned close to Essex university, mainline train station, local amenities and the popular Waterfront and quayside. Viewing highly advertised to fully appreciate what the property has to offer.





# Property Details.

## Living Accommodation

### Entrance Hall

13' 10" x 4' 10" (4.22m x 1.47m) Composite front door to side, radiator, two storage cupboards and airing cupboard housing boiler, loft access. ( The loft is insulated and has a light)

### Kitchen/ Diner



18' 11" x 13' 09" (5.77m x 4.19m) Double glazed window to side, three Velux windows, inset spot lights, recently fitted two tone gloss modern kitchen including a range of wall and base units, island, high-end Neff & Bosch appliances, full height fridge and freezer, double oven, induction hob, inset sink with instant hot water tap, space for water softener, vertical radiator, open plan onto the dining room.

### Living Room



19' 02" x 11' 08" (5.84m x 3.56m) Bi-folding doors to rear opening onto the garden, two Velux windows, vertical, radiator.

### Utility

7' 04" x 6' 05" (2.24m x 1.96m) Window to rear, UPVC door to rear, space for washing machine and tumble dryer.

## Home Office/Bedroom



11' 10" x 7' 04" (3.61m x 2.24m) Double glazed window to front, bespoke shutters, radiator Velux window, inset spot lights.

## En Suite Shower Room



7' 4" x 6' 05" (2.24m x 1.96m) Tiled floor, ceiling mounted fan, enclosed shower unit, heated towel rail, basin and WC.

## Bedroom



13' 9" x 10' 3" (4.19m x 3.12m) Double glazed window to front, bespoke shutters, fitted wardrobe, radiator.

# Property Details.

## Bedroom



10' 0" x 8' 4" (3.05m x 2.54m) Double glazed window to front, bespoke shutters, fitted wardrobe, radiator.

## Family Bathroom



8' 04" x 5' 06" (2.54m x 1.68m) Double glazed obscure window to side, heated towel rail, inset spot lights, tiled floor, tiled walls, walk in shower enclosure, low level WC and wash hand basin.

## Outside

### Garden



A low maintenance rear garden, enclosed privacy fencing, laid to lawn and patio, well stocked west facing garden, retained by privacy fencing, side gate.

### Off Road Parking

Driveway to the front providing off road parking.

# Property Details.

## Floorplans

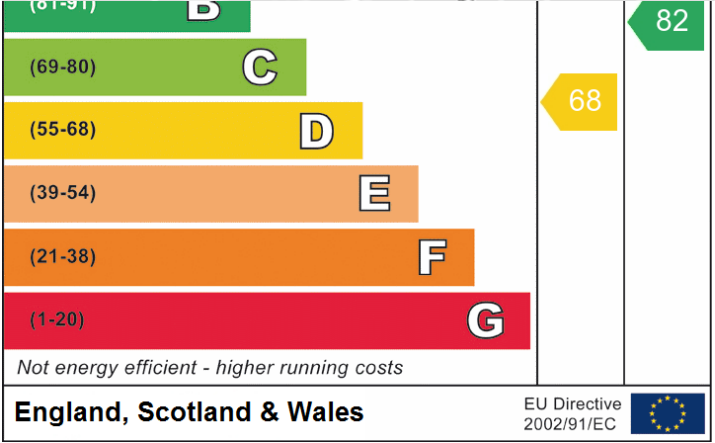
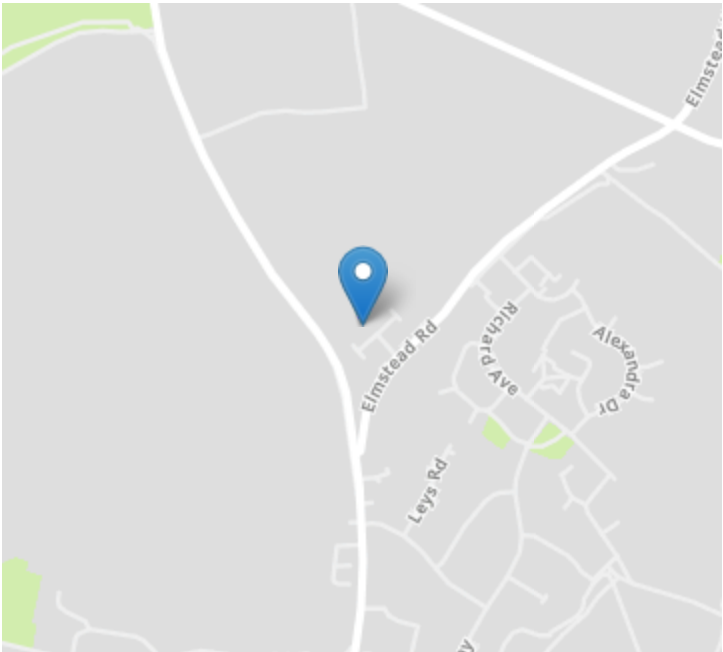


TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

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



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.