



- Chain Free
- Three bedrooms
- Semi Detached
- Extended & Upgraded
- Generous Garden
- Off Road Parking
- Garage and Shared Driveway
- Close to Schools

9 Broomfield Crescent, Wivenhoe, Colchester, Essex. CO7 9QA.

A beautifully maintained and well presented home offered with no onward chain in this sought after position close to local schools. Move straight in to this great family home with generous garden, ample parking, garage, workshop, ground floor extension, modern kitchen, three first floor bedrooms and wet room. Close by in Wivenhoe are good shops, pubs, bus stops, train station with direct links to London Liverpool Street Station, pubs, restaurants and the beautiful waterfront and Quayside.



Property Details.

Entrance Hall



With window to side, stairs rising to first floor and doors to.

Lounge/Diner



23' 2" x 11' 7" (7.06m x 3.53m) Window to front, two radiators, TV point, York stone fireplace, door to kitchen, door to sitting room.

Sitting Room



11' 1" x 11' 0" (3.38m x 3.35m) French doors to rear, window to side, two radiators.

Kitchen



11' 1" x 8' 2" (3.38m x 2.49m) Window to side, door to rear pantry cupboard, a modern range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, extractor, space for cooker, space and plumbing for washing machine, space for fridge, tiled splashbacks.

First Floor

Landing



With window to side and doors to.

Property Details.

Bedroom One



11' 10" x 11' 10" (3.61m x 3.61m) Window to rear, radiator and a range of fitted bedroom furniture and cupboard.

Bedroom Two



10' 9" x 10' 5" (3.28m x 3.17m) Window to front and radiator

Bedroom Three



8' 0" x 7' 5" (2.44m x 2.26m) Window to front and radiator

Wet Room



Obscure window to rear, vanity wash hand basin, close coupe WC, heated towel rail, wall mounted shower with folding doors and seat, tiled walls.

Garage



18' 7" x 8' 8" (5.66m x 2.64m) Up and over door to front, personal door to side, power and light connected.

Workshop

9' 0" x 8' 8" (2.74m x 2.64m) Windows to side and rear, power and light connected.

Rear Garden



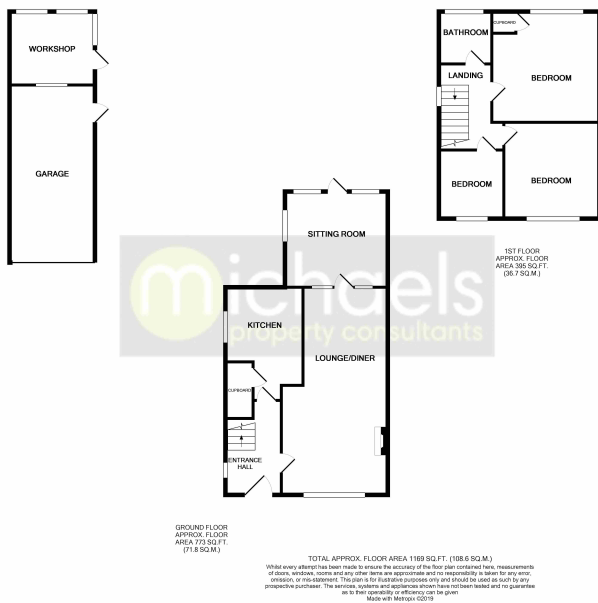
A generous sized private rear garden, mainly laid to lawn with patio area, various shrubs and plants, enclosed by panel fencing further rear area with garden shed.

Driveway and Parking

To the side of the property there is a shared driveway leading to the garage. To the front of the property there is additional off road parking.

Property Details.

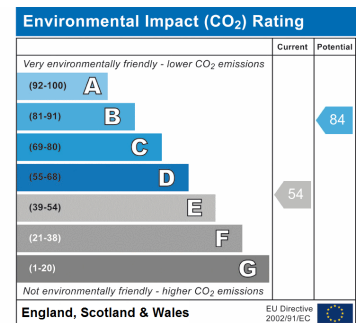
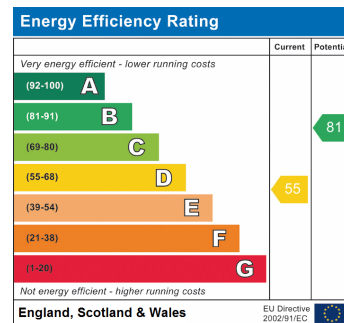
Floorplans



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.