



- Three / Four bedroom house
- Lower Wivenhoe Position
- No Onward Chain
- Walking Distance Of Railway Station
- Millfields Primary School Catchment
- Recently Refurbished
- Modern and Stylish Throughout
- Log Burner

2 Park Road, Wivenhoe, Colchester, Essex. CO7 9NB.

This newly refurbished detached family home is positioned along a quiet road within the sought after town of Wivenhoe. Just minutes away from good schools, woodland walks, train station, waterfront quay and local amenities. The house is filled with light and spacious rooms with some of the main highlights being off road parking, low maintenance rear garden, a stylish open plan kitchen/dining room with bi-folding doors, ground floor cloakroom, utility room, living room, log burner, four bedrooms, en-suite to master, family bathroom, to avoid disappointment call us now to arrange your viewing.



Property Details.

Ground Floor

Hallway

12' 1" x 11' 8" (3.68m x 3.56m) Obscure windows to front, radiator and doors to;

Kitchen



14' 1" x 10' 10" (4.29m x 3.30m) Bi-folding doors onto patio, Window to rear, underfloor heating, inset spot lighting, range of eye and low level fitted units with work surface over, integrated fridge/freezer, dishwasher, inset sink, single oven and grill, with induction hob and extractor over, eye level microwave.

Utility Room

5' 2" x 4' 8" (1.57m x 1.42m) Window to front, radiator, eye and low level fitted units with work surface over. space for washing machine and tumble dryer, door to cloakroom;

Cloakroom

Window to front, radiator, W/C, wash hand basin.

Living Room



16' 4" x 12' 7" (4.98m x 3.84m) Bi-folding doors to rear, radiator, and log burner.

Family Room /Bedroom Four



11' 7" x 10' 2" (3.53m x 3.10m) Bi-folding door to rear, radiator.

First Floor

Landing

6' 4" x 9' 4" (1.93m x 2.84m) Window to front, access to airing cupboard, loft access and doors to;

Lobby

opening into the master bedroom, door to en suite

Master Bedroom



10' 10" x 10' 11" (3.30m x 3.33m) Windows to front and rear, radiator, access to eaves storage.

Property Details.

En-suite



Window to rear, fully tiled suite, walk in double shower, W/C, wash hand basin with vanity sink unit, heated towel rail.

Bedroom Two



14' 6" x 9' 2" (4.42m x 2.79m) Window to side, radiator, built in wardrobes.

Bedroom three

6' 2" x 10' 2" (1.88m x 3.10m) Window to rear, radiator, built in wardrobes.

Bathroom



Window to front, radiator, tiled suite, panelled bath with shower head over, wash hand basin and W/C

Outside

Garden



Stepping out from the kitchen there is an area which has been slabbed by the owners creating a stylish patio area. the space is enclosed by a brick wall and fencing. there is also a shed which will remain with the house.

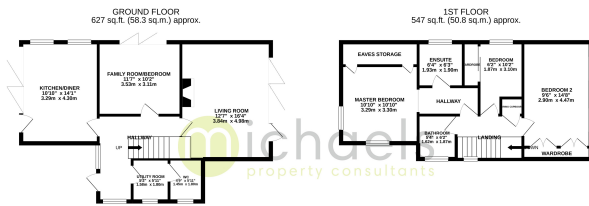
To the south side of the house there is another section of the garden which has been laid to lawn. there are trees around its borders sheltering the space.

Parking

There is off road parking for a couple of vehicles.

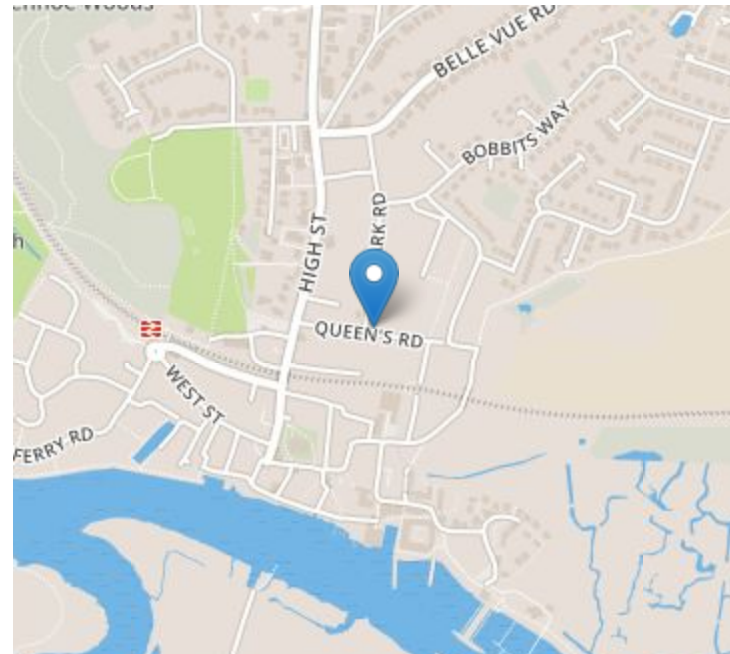
Property Details.

Floorplans



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.
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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.