



- Four Bedroom Detached Home
- Garage With Full Power & Lighting
- Off Road Parking
- Private & Generous Rear Garden
- Walking Distance Of Railway Station
- Ground Floor Cloak Room

38 Valley Road, Wivenhoe, Colchester, Essex. CO7 9NA.

This well presented four bedroom detached house is located within this popular estate in Wivenhoe allowing great access to Wivenhoe's vast array of local shops and amenities, good schools, picturesque quay and mainline train station with links to London Liverpool Street. Highlights of this great family home include four bedrooms, open plan lounge/diner with french doors leading out to the garden, separate kitchen, family bathroom, generous garden which is un-overlooked, garage and off road parking. Call us now to book a viewing and avoid disappointment.



Property Details.

Ground Floor

Hallway

Radiator and doors to;

Cloakroom

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

Living/Dining Room



17' 0" x 22' 1" (5.18m x 6.73m) Windows to front and rear, single door out to garden, radiators, and doors to;

Kitchen



11' 0" x 11' 0" (3.35m x 3.35m) Window to rear, single door out to garden, access to storage cupboard, range of eye and low level fitted units with work surface over, space for free standing fridge and freezer, washing machine, free standing gas cooker and hob, serving hatch into dining/living room.

First Floor

Landing

Window to side, access to airing cupboard, loft access and doors to;

Bedroom One



10' 11" x 11' 0" (3.33m x 3.35m) Window to front, radiator, built in wardrobes.

Bedroom Two



7' 10" x 8' 11" (2.39m x 2.72m) Window to front, radiator.

Property Details.

Bedroom Three



7' 1" x 9' 3" (2.16m x 2.82m) Window to rear and radiator.

Bedroom Four



6' 4" x 7' 1" (1.93m x 2.16m) Window to rear, and radiator.

Bathroom



Window to rear, radiator, W/C, Single panelled bath, wash hand basin.

Outside

Garden

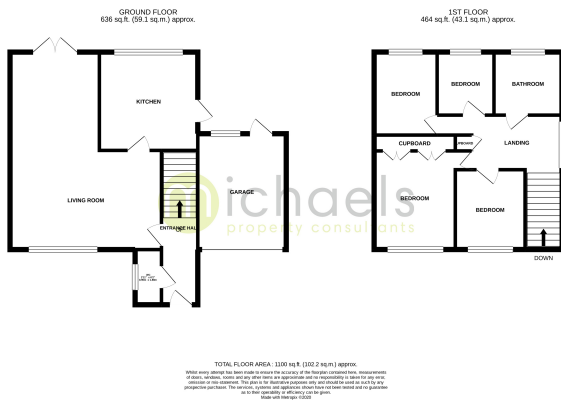


As previously mentioned the house has a generous and private rear garden which is full of well established trees, plants and bushes, creating a hot spot for all kinds of wild life. As you step out of the back door into the garden there is an attractive patio area.

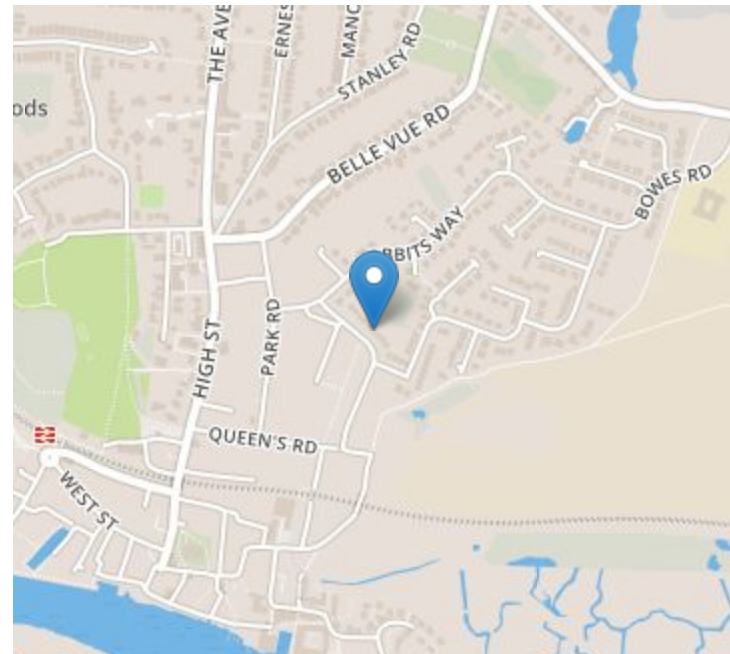
The garage has a newly installed roller door, with all windows and window frames throughout the house recently updated and replaced

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.