



**Creek View Cottages, Maldon Road, Great Wigborough,
Colchester, CO5 7SB**

welcome to

Creek View Cottages, Maldon Road, Great Wigborough, Colchester

This lovely semi detached house is situated in the small rural village of Great Wigborough which benefits from lovely surrounding countryside, several pubs and restaurants. The village is also located within easy reach of the coast providing lots of opportunity for outdoor activities and unwinding.



This spacious home is situated in a popular village location on the south side of Colchester.

Ground floor accommodation comprises living room, kitchen/breakfast room and dining/sun room. The first floor offers a generous master bedroom, second bedroom and family bathroom. The top floor offers a useful loft space/bedroom.

Externally there is a driveway providing off road parking and large rear garden.

Entrance Door To:

Entrance Porch

Carpet, door to Lounge, stairs to first floor.

Lounge

13' 5" max x 13' 5" max (4.09m max x 4.09m max)
Upvc double glazed window to front, electric radiator, log burner, wooden floor, leading to:

Kitchen / Breakfast Room

16' 9" max x 11' 4" max (5.11m max x 3.45m max)
Range of matching base and eye level units, work surfaces, inset sink and drainer unit, Aga cooker, space for washing machine and dishwasher, large fridge/freezer, cupboard, tiled floor with temperature controlled underfloor heating, ceiling spotlights, door to side, opening to:

Dining Room / Sun Room

16' 2" max x 12' 8" max (4.93m max x 3.86m max)
Herringbone wooden flooring, electric radiator, upvc double glazed French doors to rear, ceiling fan, upvc double glazed windows to side and rear.

First Floor Accommodation

Landing

Carpet, cupboard, doors to:

Bedroom One

14' 1" max x 13' 6" max (4.29m max x 4.11m max)
Two upvc double glazed windows to front, electric radiator, carpet,

Bedroom Two

8' 5" max x 8' 4" max (2.57m max x 2.54m max)
Upvc double glazed window to rear, carpet, electric radiator.

Family Bathroom

Modern white suite comprising panel enclosed bath with showerhead attachment, separate shower cubicle, low level w.c. and wash hand basin set into vanity unit, electric towel rail, cupboard, tiled floor with temperature controlled underfloor heating, upvc double glazed window to rear.

Second Floor Accommodation

Loft Room / Bedroom

15' 7" max x 9' 8" max (4.75m max x 2.95m max)
Wood floorboards, upvc double glazed windows to rear, door to loft storage space.

Outside

There is a driveway providing off street parking to the front,

There is a mature enclosed garden which is mainly laid to lawn with pebble pathway, patio and decked areas and pond. Oil tank. The property benefits from Summer House/Office measuring 16' 5 x 9' 5 with laminate flooring, power and window. There are also two sheds with a work bench area. Gated access to front.

There is a driveway to the front of the property providing off road parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Creek View Cottages, Maldon Road, Great Wigborough, Colchester

- Semi Detached House
- Spacious Living Accommodation
- Two First Floor Bedrooms
- First Floor Four Piece Family Bathroom
- Loft Room/Additional Bedroom
- Large Rear Garden
- Ample Off Street Parking

Tenure: Freehold EPC Rating: F

Council Tax Band: C

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120837 - 0003

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