



Broomfield Crescent, Wivenhoe, Colchester, CO7 9QA

welcome to

Broomfield Crescent, Wivenhoe, Colchester

This semi detached family home is situated in the quaint and pretty village of Wivenhoe which benefits from lovely river walks, local facilities and amenities including cafes, restaurants, convenience stores, delicatessen, doctors, schools and train station.



This semi detached family home is situated in a popular village location offering excellent access to the University of Essex.

Ground floor accommodation comprises entrance hall, spacious open plan lounge/diner, conservatory and kitchen.

The first floor offers three bedrooms and a family bathroom.

Externally there is an enclosed rear garden, off road parking and garage.

Entrance Door To:

Entrance Hall

Carpet, radiator, doors to Lounge & Kitchen.

Lounge / Diner

22' 8" max x 11' 6" max (6.91m max x 3.51m max)
Upvc double glazed window to front and sliding doors to Conservatory, carpet, radiator, feature open fireplace with brick surround.

Conservatory

12' 5" x 10' 11" (3.78m x 3.33m)
Upvc double glazed with carpet, radiator and doors to rear garden.

Kitchen

11' max x 8' 5" max (3.35m max x 2.57m max)
Range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, tiled splashbacks, space for appliances, boiler cupboard, upvc double glazed door to rear, door to stairwell giving access to first floor.

First Floor Accommodation

Landing

Carpet, radiator, loft access, doors to:

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)
Upvc double glazed window to rear, carpet, radiator, built-in wardrobes, built-in cupboard.

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)
Upvc double glazed window to front, radiator, wooden flooring.

Bedroom Three

7' 6" x 6' 11" (2.29m x 2.11m)
Upvc double glazed window to front, radiator, carpet.

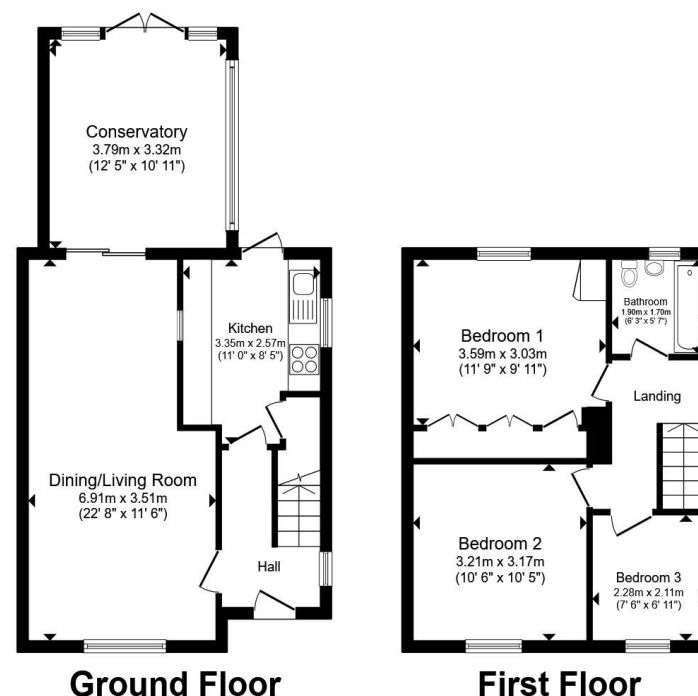
Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, vinyl flooring, tiled walls, upvc double glazed window to rear.

Outside

The rear garden is laid to lawn, all enclosed by panel fencing.

The property benefits from driveway providing off road parking and leading to garage.



Total floor area 87.5 m² (942 sq.ft.) approx

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.propertybox.io


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welcome to Broomfield Crescent, Wivenhoe, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Conservatory
- Three Bedrooms
- Enclosed Rear Garden
- Parking & Garage
- Popular Village Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS119972 - 0003

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