

**Elizabeth Way, Wivenhoe  
CO7 9JA  
Guide Price £360,000-£375,000  
Freehold**







- **DETACHED BUNGALOW**
- **THREE DOUBLE BEDROOMS**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **OPEN PLAN LAYOUT**
- **KITCHEN/DINER**
- **SPACIOUS LOUNGE**
- **FAMILY BATHROOM**
- **OFF ROAD PARKING & GARAGE**
- **MATURE PRIVATE REAR GARDEN**
- **WALKING DISTANCE TO UNIVERSITY & TRAIN STATION**

**\*\* OUTSTANDING THREE BEDROOM DETACHED BUNGALOW \*\***

Located within walking distance to the University, this immaculate detached bungalow, with its high ceilings and open plan layout, creates a sense of space and freedom which is ideal for a family home.

Inside the property you will find a large lounge which opens up into the kitchen and dining area which overlook the well maintained garden. The kitchen is elegantly designed with a practical island at its heart, making it a delight for those who love to cook and entertain.

The three bedrooms are all spacious doubles with built-in wardrobes for convenience, the principal bedroom also features an En-suite shower room for added ease. The spacious family bathroom completes the living space.

Outside to the front of the property you have off road parking in front of the garage and a lovely garden area. To the rear, there is a patio area for entertaining, mature shrubs and borders for privacy as well as a lawn area.

Situated in Wivenhoe, you are a walkable distance to the train station which has direct links to London Liverpool Street as well as the local amenities and waterfront that is synonymous with Wivenhoe.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Partially glazed wooden front door, laminate flooring, inset spot lights, radiator

#### **LOUNGE**

19' 4" x 14' 8" (5.89m x 4.47m)

Box bay window to front, carpet flooring, inset spot lights, radiator. Log burner on a tiled hearth, open plan into kitchen and dining area.

#### **KITCHEN**

13' 0" x 11' 2" (3.96m x 3.40m)

Bi-folding doors to patio, tiled flooring, inset spot lights, radiator, vaulted ceiling. Range of country style wall and base units with contrasting black worktop, 1½ bowl stainless steel sink, 5 ring gas range cooker with extractor over and stainless steel splash back, space for washing machine, dishwasher and fridge/freezer, tiled splash back.

#### **DINING AREA**

13' 0" x 5' 7" (3.96m x 1.70m)

Doors to patio area, tiled flooring, inset spot lights, radiator, vaulted ceiling.

#### **PRINCIPAL BEDROOM**

11' 3" x 10' 7" (3.43m x 3.22m)

Door to side patio, carpet flooring, inset spot lights, vaulted ceiling, radiator, large built-in wardrobe.

#### **EN-SUITE**

7' 5" x 4' 0" (2.26m x 1.22m)

Obscured window to side, tiled flooring, inset spot lights, radiator. Shower enclosure, low level WC and pedestal wash hand basin, partially tiled walls.



### **BEDROOM TWO**

11' 4" x 9' 6" (3.45m x 2.89m)

Door to side patio, carpet flooring, inset spot lights, radiator, built-in wardrobe, vaulted ceiling.

### **BEDROOM THREE**

11' 3" x 9' 7" (3.43m x 2.92m)

Window to front, carpet flooring, inset spot lights, radiator, built-in wardrobe.

### **FAMILY BATHROOM**

11' 3" x 6' 7" (3.43m x 2.01m)

Obscured window to side, tiled flooring, inset spot lights, radiator. Panelled bath with electric shower over, low level WC and pedestal wash hand basin, partially tiled walls, airing cupboard housing the boiler.

### **EXTERIOR**

#### **FRONT**

Off road parking, garage with power and light, laid to lawn, side access to rear garden.

#### **REAR**

Patio area, mature shrubs and flower borders, laid to lawn.







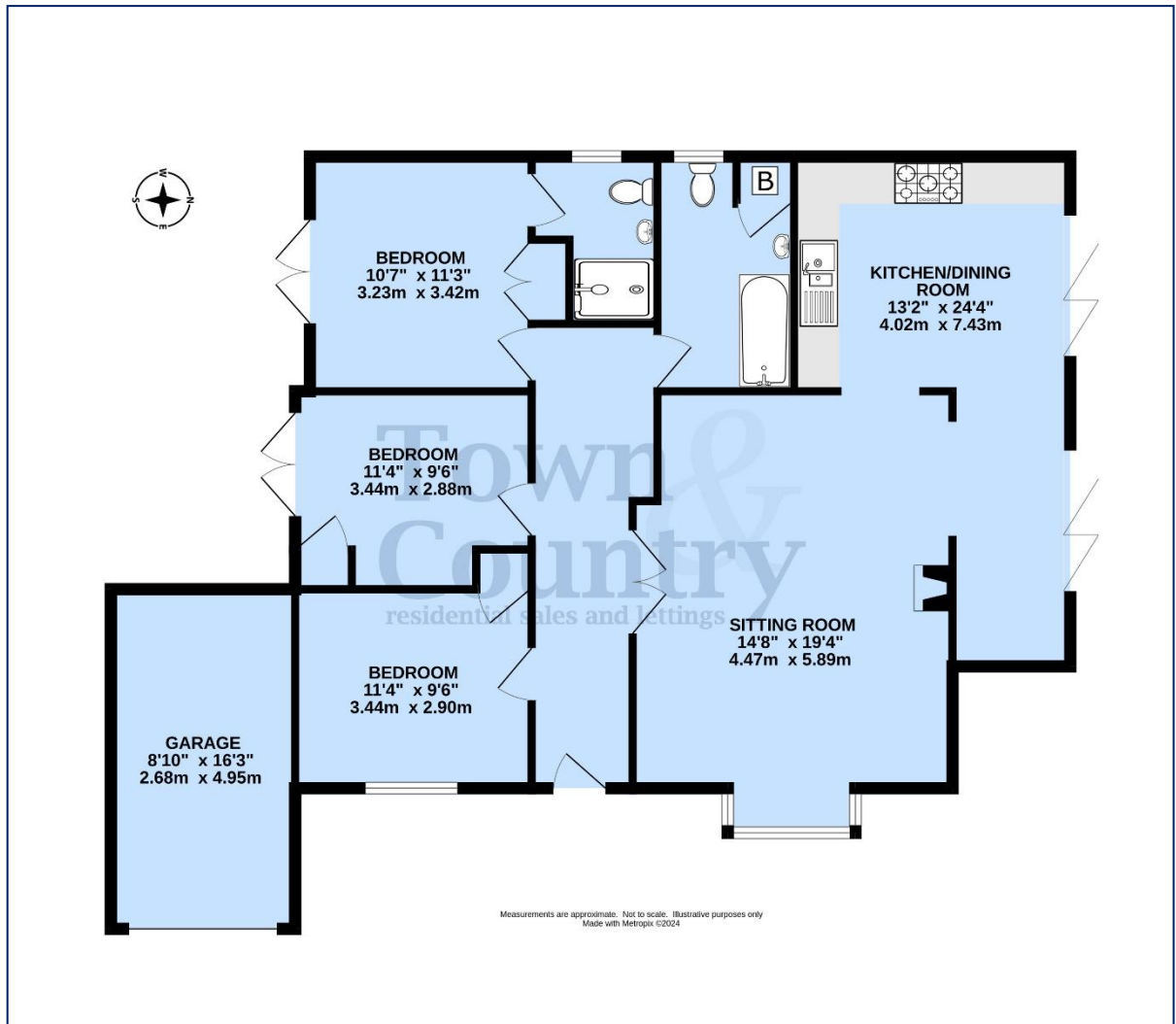












Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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