Charles Wright
PROPERTIES

Selling Properties the Wright Way



18 Sandford Close

Wivenhoe, Colchester, CO7 9NP

Guide price £425,000

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Description

A well presented four bedroom family house situated in the sort after location of lower Wivenhoe, tucked away at the end of the cul-de-Sac and within the Millfield's Primary School catchment area. The house has been well maintained, benefitting from double glazed windows and gas fired central heating. The property has a good sized driveway and garage and enjoys a large south facing rear garden.

Location

Wivenhoe is a popular riverside town to the east of Colchester, on the northern banks of the River Colne. It offers good local shops and amenities for every day needs, as well as excellent local schooling all in close proximity. Wivenhoe also has a mainline station with fast links to London's Liverpool Street, journey time just over the hour, all within walking distance of the house. Colchester is also easily accessible and offers a fuller range of shopping and leisure amenities.

Entrance Hall

One radiator.

Cloakroom

Double glazed window to side, low level wc, wash hand basin and radiator.

Sitting Room

15'5 x 15'1 (4.70m x 4.60m)

Double glazed window to front, attractive fire place, stairs to first floor and radiator. Opening onto

Dining Room

10'5 x 9'3 (3.18m x 2.82m)

Double glazed patio doors to rear garden, door to kitchen and radiator.

Kitchen

10'5 x 10'3 (3.18m x 3.12m)

Double glazed window to rear, fitted shaker units, incorporating sink unit and single drainer with cupboards under and plumbing for washing machine. Further work surfaces with cupboard and drawers under and integrated dishwasher. Built in four ring gas hob and extractor fan above. Built in cupboards housing oven and microwave. Integrated fridge and freezer. Range of eye level matching units and half glazed door to side garden.

Landing

Double glazed window to side, access to loft and built in cupboard housing gas fired boiler.

Bedroom One

10'6 x 10'6 (3.20m x 3.20m)

Double glazed window to rear and radiator.

Bedroom Two
10'6 x 9'6 (3.20m x 2.90m)
Double glazed window to front and radiator.

Bedroom Three
10'2 x 9'2 (3.10m x 2.79m)
Double glazed window to rear, fitted wardrobes and shelving and radiator.

Bedroom Four
9'6 x 9'3 (2.90m x 2.82m)
Double glazed window to front, fitted wardrobes and radiator.

Shower Room
6'10 x 5'6 (2.08m x 1.68m)
Double shower cubicle, low level wc, wash hand basin with cupboard under and chrome heated towel rail.

Outside and Gardens
There is a front driveway with parking for a number of vehicles leading to a garage 16'1 x 7'10 with electric garage door. There is a front flower adjacent to the driveway. The rear garden is established being laid to lawn with various flower beds and shrubs and a patio to the immediate rear enclosed by a brick wall and panelled fencing.

Agents Notes
Services: Mains drainage, electricity, gas and drainage are connected to the property.
Tenure: Freehold
EPC: Band D.
Council Tax: Band: D
Local Authority: Colchester City Council.









Road Map



Hybrid Map



Terrain Map



Floor Plan

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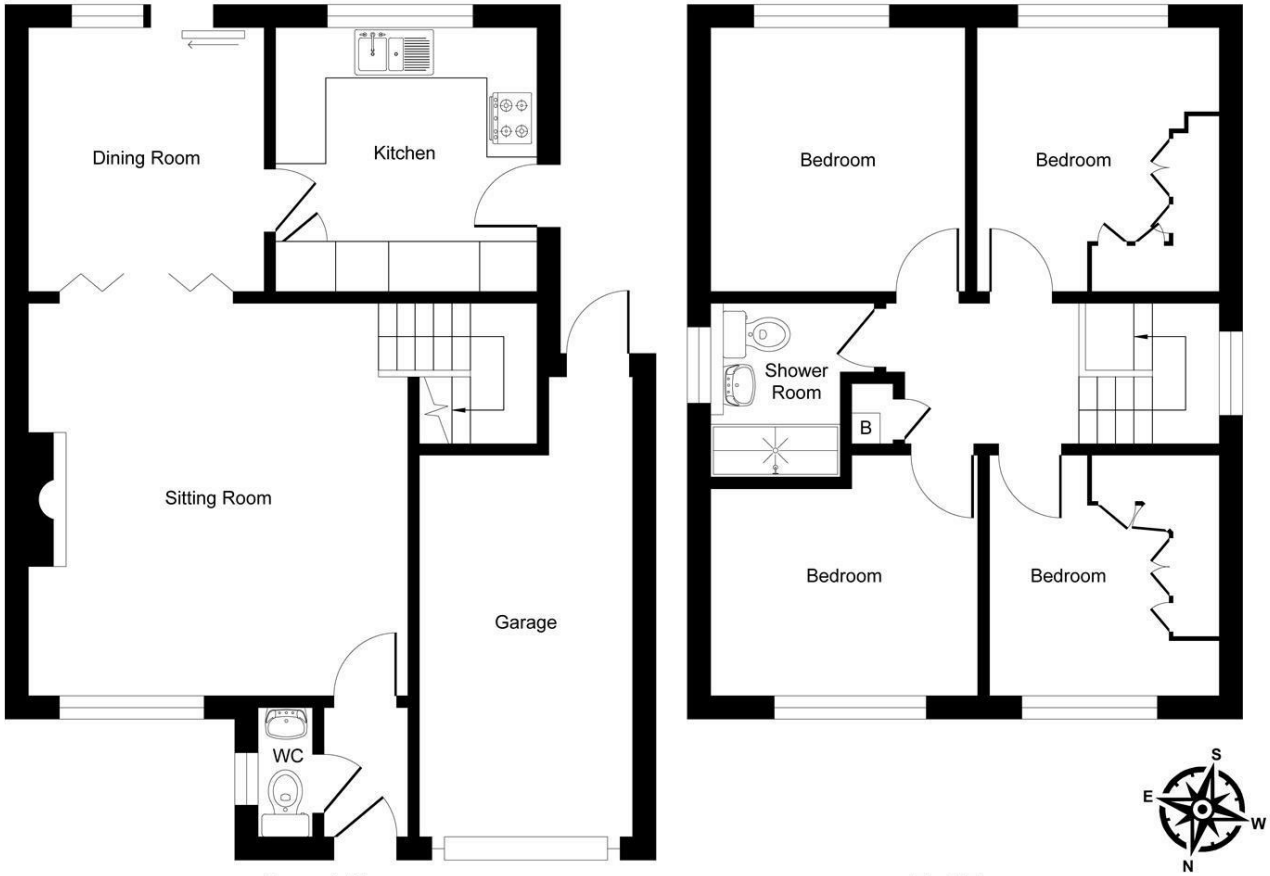


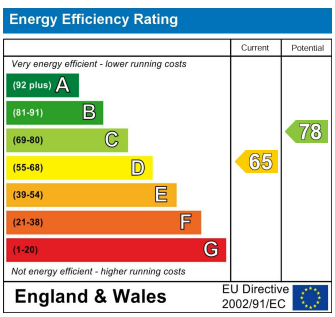
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Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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