

**Claremont Road, Wivenhoe  
CO7 9NU  
Offers in Excess of £375,000 Freehold**



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- **FOUR BEDROOM FAMILY HOME**
- **SPACIOUS LOUNGE**
- **SEPARATE DINING ROOM**
- **FITTED KITCHEN**
- **DOWNSTAIRS CLOAKROOM**

- **FAMILY BATHROOM**
- **MATURE GARDEN**
- **OFF ROAD PARKING**
- **GARAGE**
- **WALKING DISTANCE TO TRAIN STATION & LOCAL SHOPS**

**\*\* FOUR BEDROOM FAMILY HOME \*\***

Located within walking distance to the train station and waterfront, this attractive four-bedroom semi-detached house presents an excellent opportunity for families seeking a well-maintained spacious home.

Upon entering the property, you are greeted by a practical hallway and modern cloakroom, there are two spacious reception rooms, the large lounge and dining room offer versatile living and entertaining options, perfect for family gatherings or relaxation. The fitted kitchen, which overlooks the mature garden, provides ample workspace and storage, making meal preparation a pleasure.

The first floor boasts four well-proportioned bedrooms, two of which incorporate built-in wardrobes and the family bathroom.

Outside there is off road parking with a garage, to the rear the mature garden is a quiet and tranquil setting for complete relaxation.

This inviting home is ideal for families, benefiting from its proximity to the train station, local amenities, schools and University



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

uPVC partially glazed entrance door, vinyl flooring, centre light.

#### **LOUNGE**

17' 0" x 16' 9" (5.18m x 5.10m)

Window to front aspect, carpet flooring, centre light, two radiators, feature fireplace, stairs to first floor landing.

#### **DINING ROOM**

12' 5" x 8' 8" (3.78m x 2.64m)

Patio doors to rear garden, carpet flooring, centre light, radiator.

#### **KITCHEN**

12' 6" x 8' 0" (3.81m x 2.44m)

Window to rear aspect, door to side, vinyl flooring, centre light. Range of wall and base units with contrasting worktop, 1½ bowl stainless steel sink/drain, space for cooker (with extractor above), washing machine, dishwasher, fridge/freezer, storage cupboard, partially tiled walls.

#### **CLOAKROOM**

5' 2" x 2' 11" (1.57m x 0.89m)

Obscured window to front aspect, vinyl flooring, centre light. Low level WC and vanity sink unit, partially tiled walls.





## **FIRST FLOOR LANDING**

Carpet flooring, centre light, loft access hatch.

## **BEDROOM ONE**

13' 9" x 10' 0" (4.19m x 3.05m)

Window to front aspect, carpet flooring, centre light, radiator, fitted wardrobes.

## **BEDROOM TWO**

8' 9" x 6' 11" (2.66m x 2.11m)

Window to rear aspect, carpet flooring, centre light, radiator, built-in wardrobe.

## **BEDROOM THREE**

9' 7" x 6' 5" (2.92m x 1.95m)

Window to rear aspect, carpet flooring, centre light, radiator, built-in wardrobe.

## **BEDROOM FOUR**

8' 8" x 8' 8" (2.64m x 2.64m)

Window to rear aspect, carpet flooring, centre light, radiator, built-in wardrobe.

## **FAMILY BATHROOM**

7' 0" x 5' 8" (2.13m x 1.73m)

Obscured window to side aspect, vinyl flooring, centre light. Panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin, heated towel rail, fully tiled walls.

## **EXTERIOR**

### **FRONT**

Laid to lawn, block paved drive, garage with power and electric, access to rear.

### **REAR**

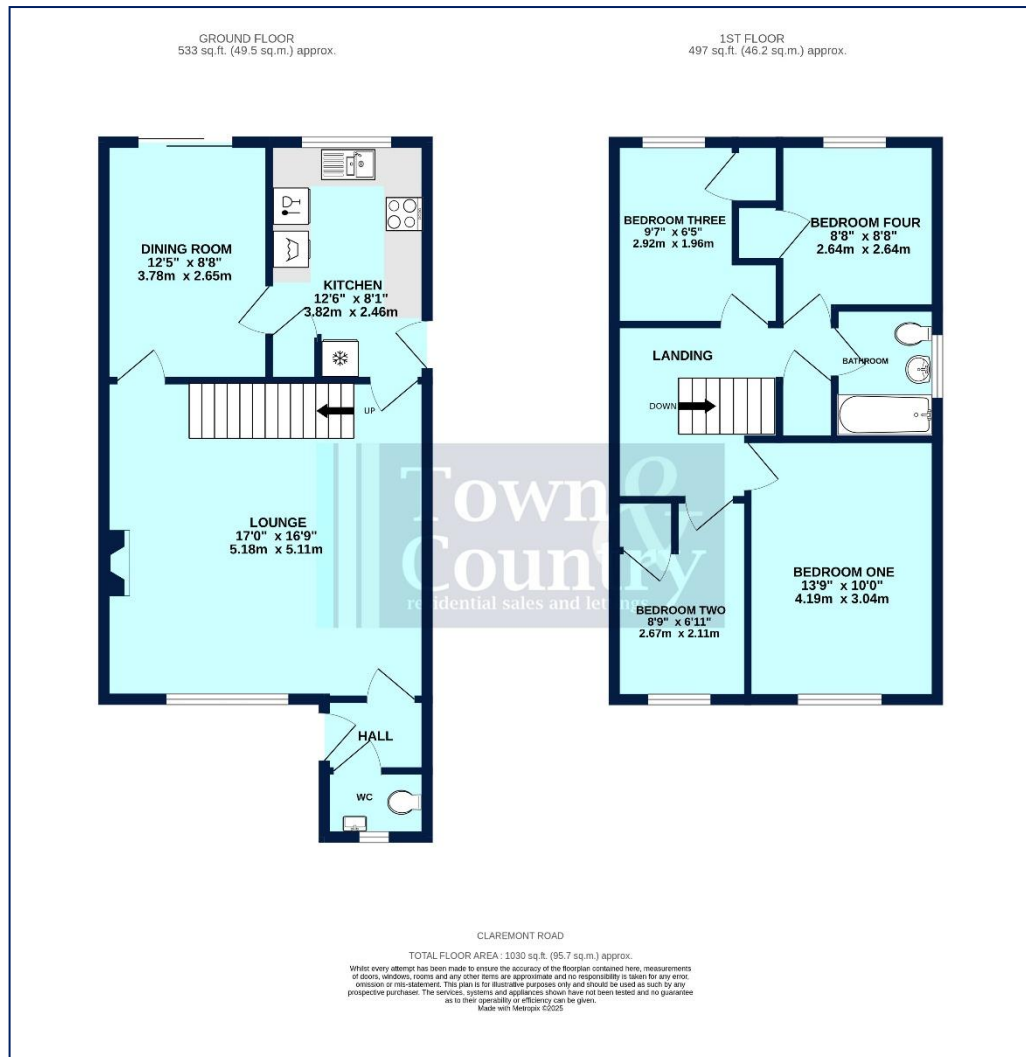
Patio, laid to lawn with mature trees and shrubs.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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