

**Saran Court, Chaney Road
WIVENHOE
CO7 9RS
£365,000 Freehold**





- **THREE BEDROOM FAMILY HOME**
- **QUIET CUL-DE-SAC**
- **TWO RECEPTION ROOMS**
- **CONTEMPORARY KITCHEN**
- **MODERN FAMILY BATHROOM**

- **PRIVATE REAR GARDEN**
- **DOUBLE GLAZED & GAS CENTRAL HEATING**
- **GARAGE AND OFF STREET PARKING FOR TWO CARS**
- **PLANNING PERMISSION FOR SINGLE STOREY EXTENSION**

WELL PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME

Located on the ground floor is the lounge and separate dining room, fitted contemporary kitchen plus cloakroom.

The first floor has three good sized bedrooms and a family bathroom.

Outside benefits from off street parking for two cars and garage plus established private rear garden.

Double glazing and gas central heating completes this home.

Just a short stroll to all Wivenhoe's local shops and transport links and Broomgrove Junior School.

Planning Permission has been granted for a single storey ground floor extension.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, two windows to front aspect. Stairs leading to first floor landing.

LOUNGE

17' 1" x 12' 5" (5.20m x 3.78m)

French doors leading to rear garden, double glazed window to front aspect. Wood laminate flooring, radiators.

DINING ROOM

13' 5" x 7' 8" (4.09m x 2.34m)

Double glazed window to rear aspect.

KITCHEN

13' 9" x 7' 4" (4.19m x 2.23m)

Range of contemporary base, drawer and eye level units with wood work surface inset 1 & 1/2 stainless steel sink and drainer unit with mixer tap and inset hob with extractor over and oven. Space and plumbing for washing machine, space for fridge/freezer. Under plinth lighting. Double glazed door leading to rear garden, double glazed window to rear aspect.

CLOAKROOM

Low level WC and wash hand basin, window to front aspect.

FIRST FLOOR LANDING

Airing cupboard, doors to:



PRINCIPAL BEDROOM

16' 10" x 7' 9" (5.13m x 2.36m)

Double glazed windows to front and rear aspects, radiator.

BEDROOM TWO

12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE

9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed window to front aspect, radiator.

FAMILY BATHROOM

Modern suite comprising of 'P' shape panelled bath with shower over and screen, low level WC and vanity sink with storage under. Obscure double glazed window to front aspect, part tiled walls.

EXTERIOR

FRONT

Driveway providing two parking spaces and leading to entrance door and garage. Side access to rear garden.

REAR

Private rear garden mainly laid to lawn with two seating areas. Access to front via side gate.

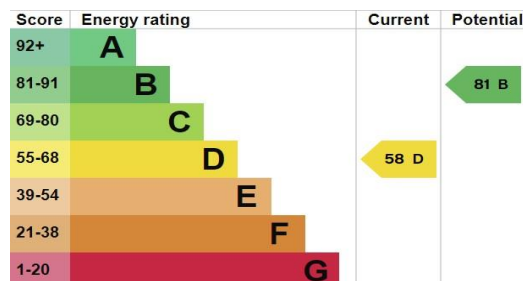
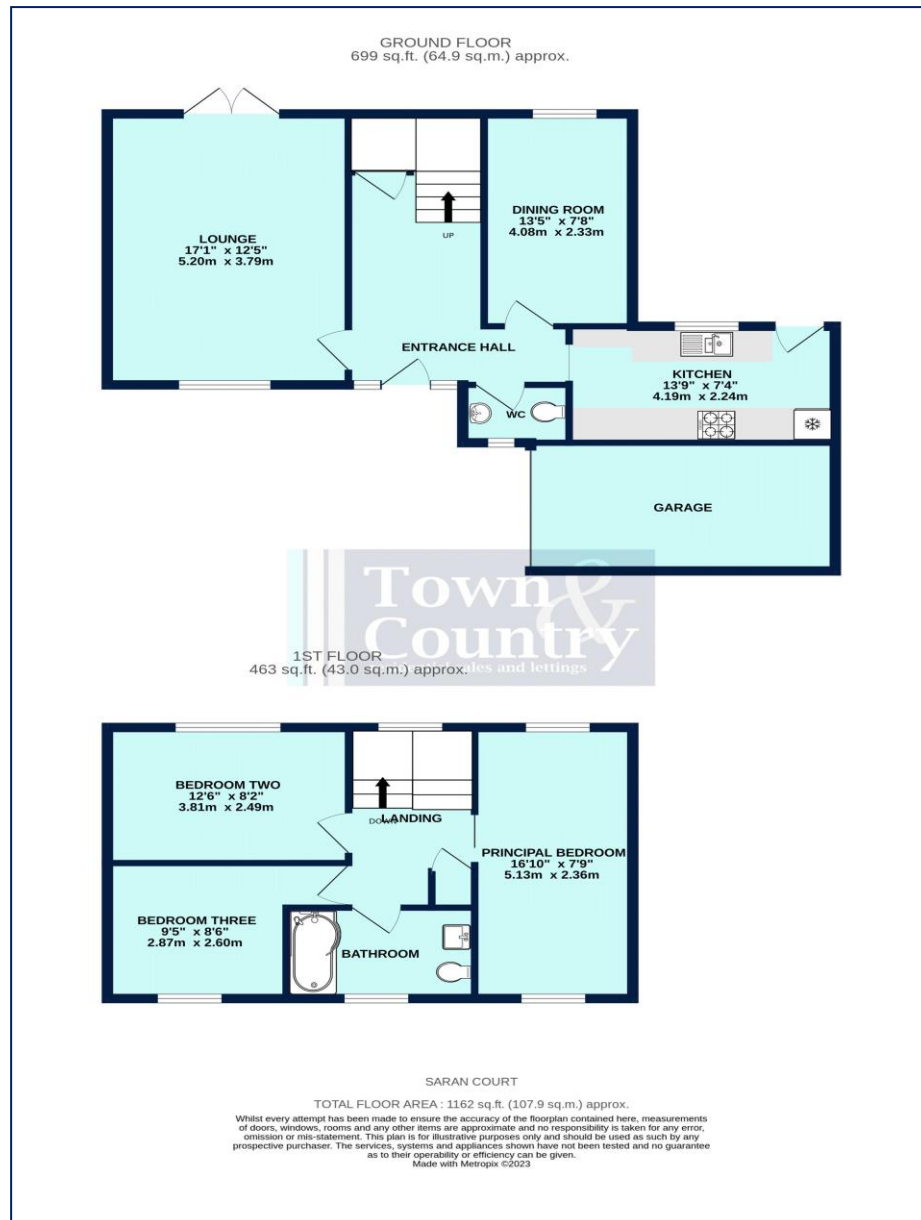
GARAGE

Up and over door.

AGENT'S NOTES

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