



- Approaching a third of an acre
- Detached House
- Four Bedrooms
- Central Wivenhoe
- Extensive Gardens
- Beautifully Presented
- Generous Accommodation
- Sought After Position

68 Belle Vue Road, Wivenhoe, Colchester, Essex. CO7 9LD.

Guide Price £650,000 to £675,000. Sitting in a plot approaching one third of an acre is this exceptional 1930's detached family home within a most sought after road in central Wivenhoe. Offering beautiful and extensive gardens to front and rear and within easy reach of mainline station with fast links to London Liverpool Street in just over the hour, further highlights include four double bedrooms, en-suite to master, family bathroom, formal dining room, reception hall, large split level lounge, kitchen/breakfast room, further kitchen room, cloakroom, utility room, garage space and driveway for many vehicles. All this with good local shops, pubs, restaurants and amenities on the doorstep and of course the waterfront and Quayside close by.



Property Details.

Ground Floor

Reception Hall



Windows to side and front, radiator, tiled floor, stairs rising to first floor and storage cupboard.

Dining Room



13' 6" x 11' 11" (4.11m x 3.63m) Box bay window to front, oak flooring, radiator, red brick fireplace with tiled hearth.

Living Room



24' 8" x 17' (7.52m x 5.18m) A split level room with patio doors to rear, windows to side and front, red brick open fireplace with tiled hearth, oak flooring, three radiators.

Kitchen



15' 9" x 9' 1" (4.80m x 2.77m) Window to rear, door to garden, door to scullery, tiled floor, radiator, a range of fitted solid wood units and drawers with granite worktops over, under mounted sink, matching eye level units, space for range cooker, space for dishwasher, space for fridge freezer, breakfast bar area, tiled walls.

Scullery



9' 4" x 9' 4" (2.84m x 2.84m) Tiled flooring, fitted units with granite worktops over, door to garage and doors to.

Utility Room

8' x 5' 9" (2.44m x 1.75m) Window to rear, sink and drainer, tiled floor, radiator, space and plumbing for washing machine and tumble dryer.

Cloakroom

Obscure window to rear, tiled floor and walls, radiator, close couple WC, vanity wash hand basin with marble top.

First Floor

Landing

Oak flooring, storage cupboard, airing cupboard, loft access and doors to.

Property Details.

Bedroom One



15' x 12' (4.57m x 3.66m) Windows to front and rear, radiator, built in wardrobes, oak flooring, door to en-suite.

En-Suite

Obscure window to rear, corner shower, vanity wash hand basin with marble top, close couple WC, tiled floor and walls.

Bedroom Two



14' x 12' 1" (4.27m x 3.68m) Box bay window to front, radiator, wardrobes, oak flooring.

Bedroom Three

11' x 9' 6" (3.35m x 2.90m) Window to rear, radiator, wardrobe, oak flooring.

Bedroom Four

10' x 9' 6" (3.05m x 2.90m) Window to front, radiator, wardrobe and oak flooring.

Bathroom

Obscure window to rear, panel bath with shower and screen over, close couple WC, vanity wash hand basin with marble top, radiator, tiled floor and walls.

Front Garden

Retained by Pickett fencing and with various mature trees, shrubs and plants, open to driveway with path to front door, rear access is available to both sides.

Parking

Access via five bar gate there is a long block paved driveway providing ample off road parking.

Garage Space



9' 6" x 9' 2" (2.90m x 2.79m) Remaining garage space as the rear of the garage was used to create the scullery. With up and over door to front, power and light connected and door to scullery.

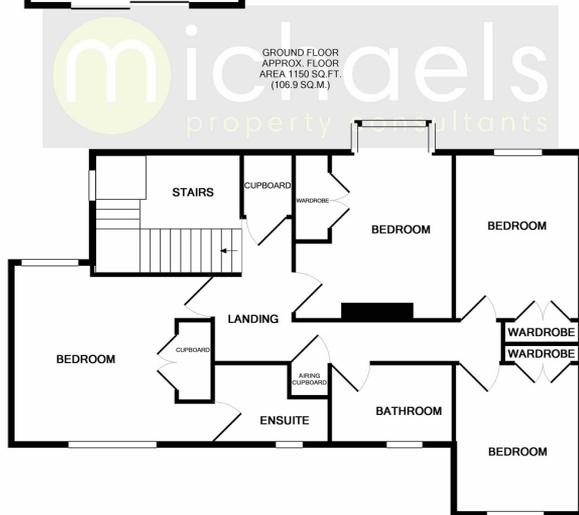
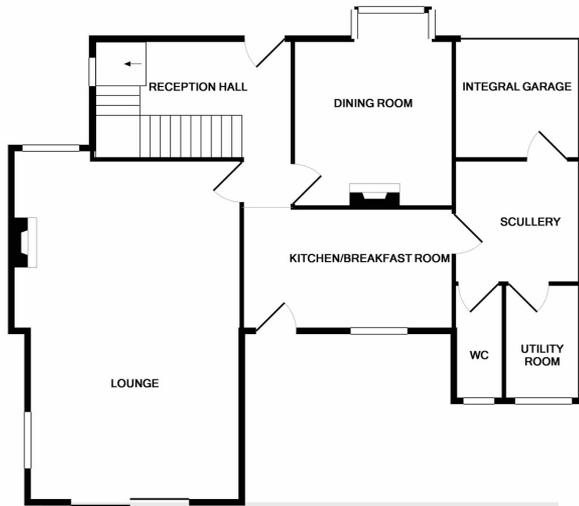
Rear Garden



An incredible and beautiful space, forming a large part of the plot this established garden is gently tiered into sections each with its own features. At the top of the garden there is a raised patio area leading to a formal lawn area, the next level is a further lawned area, next is a natural spring and ornate pond with summer house and beyond a further lawned area. all enclosed by fencing and hedging, the garden is also floodlit.

Property Details.

Floorplans

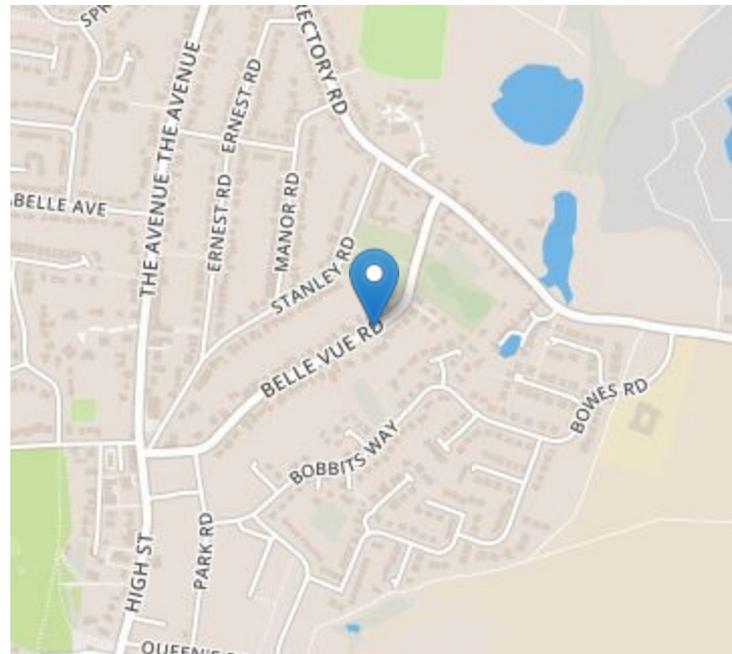


TOTAL APPROX. FLOOR AREA 2088 SQ.FT. (194.0 SQ.M.)

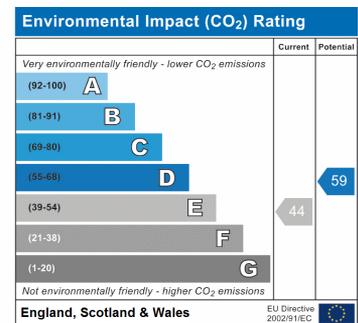
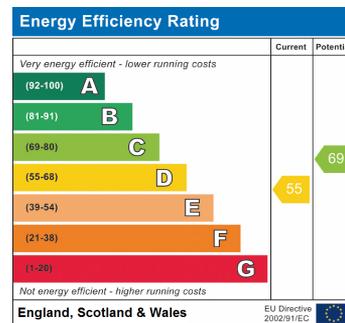
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.