



- Period Charm Throughout
- Edwardian Semi Detached Family Home
- Three Bedrooms
- Award Winning Landscaped Garden
- Lower Wivenhoe Position
- Three Bathrooms
- Close to Train Station
- Three Receptions

78 High Street, Wivenhoe, Colchester, Essex. CO7 9AB.

Guide Price £550,000 to £575,000. An incredible and beautifully presented Edwardian home in this prominent position on Wivenhoe high street just a short walk away to the mainline train station and fast links to London Liverpool Street, the waterfront and quayside and of course good local amenities, restaurants and shops. Immaculate from the first foot through the door this extended home now offers on the ground floor three reception rooms, kitchen, cloakroom, utility room whilst on the first floor there are three double bedrooms, two en-suites, family bathroom and a balcony with views over the award winning landscaped garden.



Property Details.

Ground Floor

Entrance Lobby

With stairs to first floor and door to.

Living Room



14' 0" x 13' 0" (4.27m x 3.96m) Bay sash windows to front, radiator, ornate coving, ornate period fireplace with mantle over.

Drawing Room



14' 1" x 13' 1" (4.29m x 3.99m) Sash window to rear, radiator, fireplace with marble surround, under stairs storage cupboard, ornate coving, door to kitchen.

Kitchen



16' 1" x 9' 7" (4.90m x 2.92m) Sash window to side, door to side, open to lobby area, wood effect flooring, heated rail, pantry cupboard, a range of fitted units and drawers with resin worktops over, inset sink, space for range cooker with extractor over, tiled splash backs, matching eye level units, fitted microwave, fridge, spotlights.

Lobby

With doors to.

Utility Room

7' 9" x 4' 1" (2.36m x 1.24m) Door to side, window to front, space and plumbing for appliances.

Cloakroom

Wood flooring, tiled walls, close coupled WC, wash hand basin, radiator.

Dining Room



14' 4" x 13' 3" (4.37m x 4.04m) French doors to rear, windows to side and rear, wood flooring, two radiators.

Property Details.

First Floor

Half landing

With doors to.

Bedroom One



14' 0" x 13' 2" (4.27m x 4.01m) Bay sash windows to front, radiator, cast iron fireplace, door to en-suite.

En-Suite

Sash window to side, tiled walls, shower cubicle, close coupled WC, vanity wash hand basin, heated towel rail.

Bedroom Two



13' 0" x 11' 4" (3.96m x 3.45m) Sash window to rear, radiator, cast iron fireplace, door to en-suite.

En-Suite

Tiled floor, tiled walls, shower cubicle, radiator, close coupled WC, wash hand basin, unique port hole window to side.

Bedroom Three

14' 9" x 11' 2" (4.50m x 3.40m) plus dressing/study area of 10' x 7'1". Study/dressing area with cast iron fireplace, fitted wardrobes, radiator and open to bedroom area. Bedroom area offers window to front, Juliette balcony to rear, eaves storage and radiator.

Bathroom

Tiled floor, tiled walls, frosted sash window to side, panel bath, close coupled WC, bidet, wash hand basin, heated towel rail.

Outside

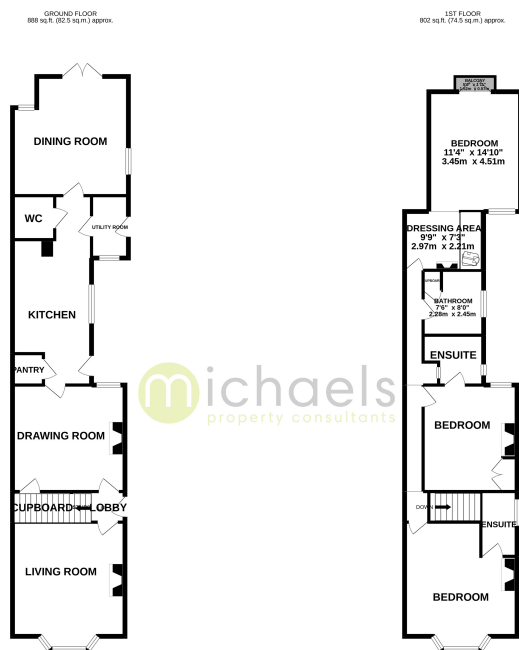
Award Winning Garden



The complete transformation of a much loved, yet tired garden to provide a new journey with gardening and relaxation spaces but without forfeiting the open, sunny nature of the site. Designed by Karen Chamberlain and constructed by Stewart Landscape Construction this charming garden now offers beautiful spaces, water feature, summer house, ceramic patio areas, various shrubs, plants and flowers, further patio area and all enclosed by brick walling and fencing.

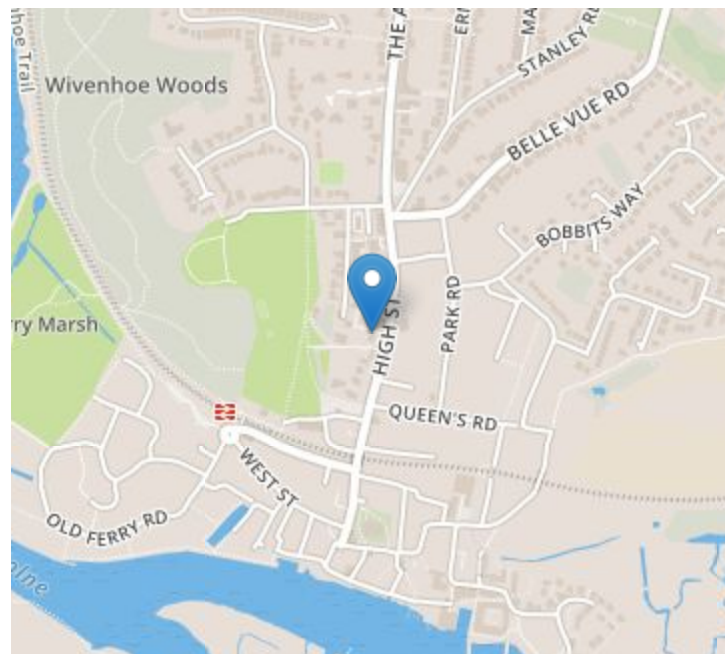
Property Details.

Floorplans



TOTAL FLOOR AREA - 1690 sq ft. (157.0 sq m.) approx.
While 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 misstatement. The plans for illustration purposes only and should be used as such for 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.
Mark Webb Interiors, 11/2020

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.