



- Six Bedroom Semi-Detached Residence
- Living Accommodation Over Three Levels
- Garage & Two Allocated Parking Spaces
- Two Bedrooms With En-Suites
- Family Shower Room & WC
- Modern Kitchen With Open Planning Dining Room
- Catchment Area for Millfields Primary School, Broomgrove Infant and Junior School
- Shutters & Multi Fuel Burner
- Landscaped Rear Garden
- Walking Distance Of Wivenhoe Train Station

7 Spindrift Way, Wivenhoe, Colchester, Essex. CO7 9GW.

Lifestyle living over three levels, a beautiful extended six-bedroom family home. The ground floor offers fantastic living space with three reception rooms, cloakroom and utility. The open plan kitchen/diner is an ideal space for entertaining and benefits from two sets of bi-folding doors which open onto the west facing landscaped rear garden. Leading to the first floor you will find 4 double bedrooms an en-suite and family shower room. On the final floor you have the last two bedrooms, including the master bedroom which offers a dressing room and en-suite. This impressive property boasts from a log burner and bespoke shutters and is ideal for a growing family. Situated in this idyllic position within walking distance to Wivenhoe's Mainline Train Station with fast links to London Liverpool Street in just over the hour, also just a stroll away from the picturesque quayside and waterfront, whilst also within walking distance to local amenities.



Property Details.

Ground Floor

Entrance Hall

Composite front door opening onto the hall way, stairs to first floor, radiator, inset spot lights, tiled floor, doors leading to:

Study/Reception Room Three

12' 02" x 9' 5" (3.71m x 2.87m) Double glazed sash window to the front and side, radiator.

Kitchen



15' 02" x 10' 3" (4.62m x 3.12m) Double glazed window to front with bespoke shutters, inset spot lights, tiled floor, open plan onto the dining room, range of base units and draws, wall units, inset sink with left hand drainer, range style cooker with tiled splash back, space for American style fridge/freezer.

Dining Room



20' 04" x 8' 08" (6.20m x 2.64m) Double glazed side, rear windows, radiator, ceiling windows with electric remote control opening, two sets of bi-fold doors, tiled floor views onto the beautifully maintained rear garden.

Lounge



15' 08" x 15' 04" (4.78m x 4.67m) Windows to rear with views onto the rear garden, bespoke shutters, fireplace with multi log fuel burner brick surround, French doors also opening onto the dining room.

Cloakroom

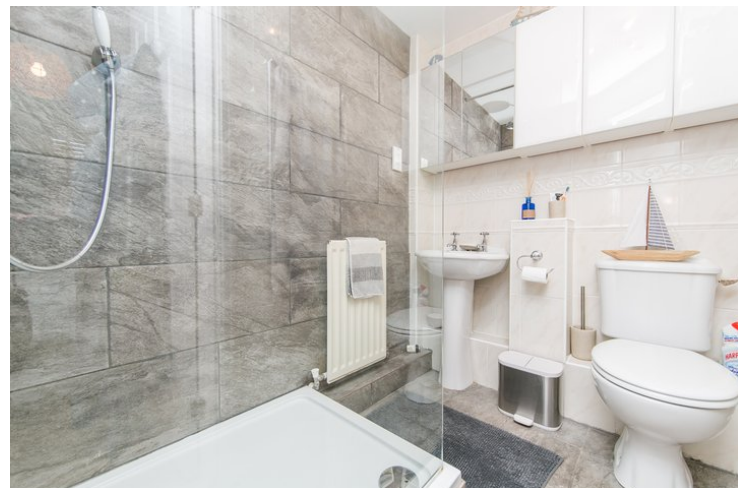
6' 05" x 4' 01" (1.96m x 1.24m) Radiator, tiled floor, part tiled walls, low level WC, wash hand pedestal basin.

1st Floor

Landing

Stairs leading to the ground floor and 2nd floor, storage cupboard housing water tank. Doors leading to:

En-Suite



6' 5" x 5' 2" (1.96m x 1.57m) towel rail, low level WC, wash hand pedestal basin, separate shower cubicle with splash back screening, part tiled walls.

Bedroom Three

12' 11" x 12' 02" (3.94m x 3.71m) Double glazed sash window to don't and side, radiator, fitted wardrobes, door to En-suite

Property Details.

Bedroom Four

10' 11" x 7' 5" (3.33m x 2.26m) Double glazed sash window to rear, radiator, built in wardrobes.

Bedroom Five

10' 10" x 7' 5" (3.30m x 2.26m) Double glazed sash window to rear, radiator, built in wardrobes.

Bedroom Six

8' 8" x 7' 3" (2.64m x 2.21m) Double glazed sash window to rear, radiator, inset spot lights and built in double bed with built in storage.

2nd Floor

Landing

Stairs leading to the first floor, storage cupboard, doors leading to:

Bedroom One



12' 05" x 11' 04" (3.78m x 3.45m) 12' 05" x 11' 04" (3.78m x 3.45m) Double glazed sash window, Velux window, two radiators, open plan into the dressing room and built in wardrobes, door leading into En-suite

En- Suite

11' 02" x 5' 10" (3.40m x 1.78m)

Towel rail, part tiled walls, low level WC, panelled bath , separate shower enclose

Bedroom Two



11' 02" x 9' 02" (3.40m x 2.79m) Double glazed sash window to front and Velux window, radiator. 2nd loft hatch access

Front & Rear Aspect

Rear Garden



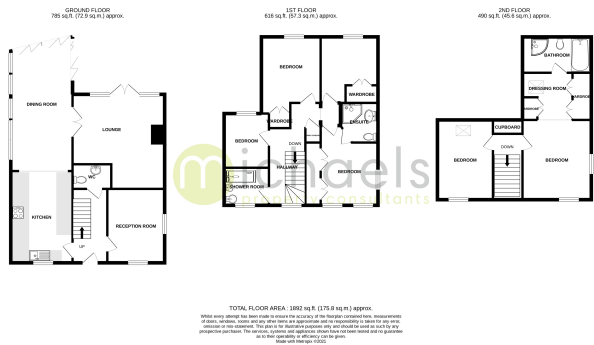
A beautifully maintained rear garden, offering low maintenance with a decked area, the remainder of the rear enclosed garden is laid to patio, enjoy and unwind in this west facing garden whilst enjoying the late afternoon sun. Side access to leading into the driveway with allocated parking for two cars and access to the garage, retained by brick wall and privacy fencing.

Front Aspect

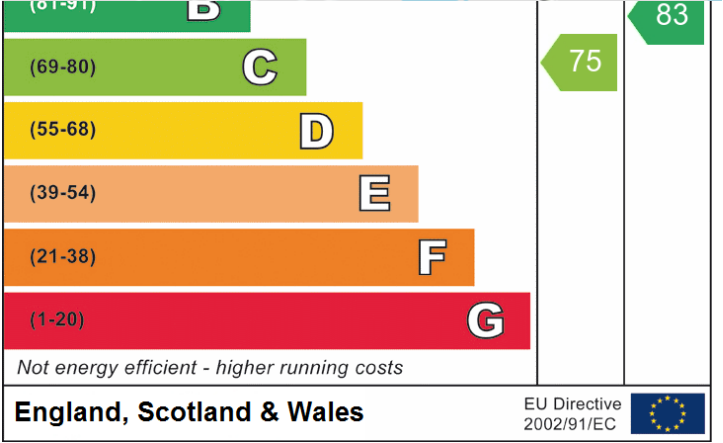
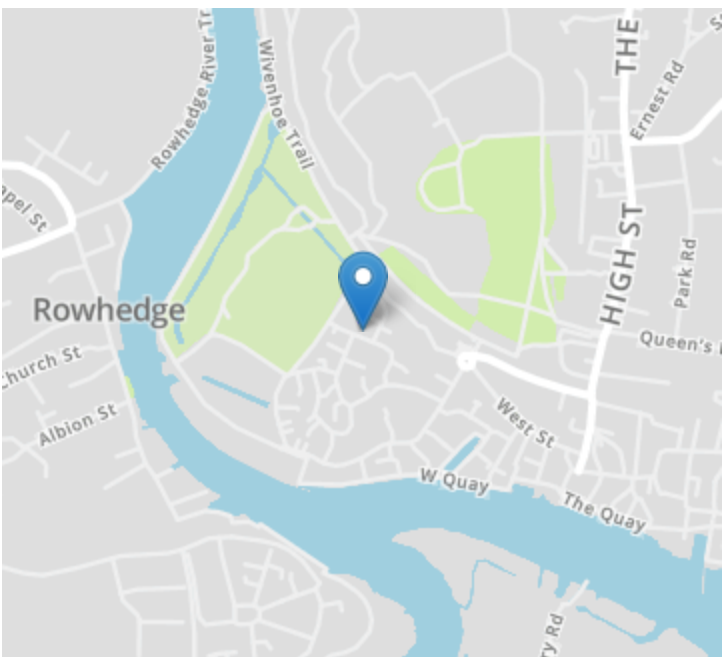
Low maintenance frontage with blocked paved path entrance area, retained by bollards to the front and side of the property.

Property Details.

Floorplans



Location



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.