



**m**ichaels  
property consultants

- Chain Free Sale
- Walk To Station And Shops
- Balcony With Views Over Bowls Club
- Three Bedrooms & Three Bathrooms
- High Specification
- Unique And Individual
- Sought After Position
- Charm and Character

## Greenview, De Vere Lane, Wivenhoe, Colchester, Essex. CO7 9AU.

A unique and individually built home is a pinnacle position within minutes from the mainline station with fast links to London Liverpool Street in just over the hour, minutes to the waterfront and quayside, great shops on the doorstep not to mention good schooling, Essex University access and much more. This fabulous home was built to a high specification by a well renowned local builder to include bespoke fittings throughout such as exposed timbers, integrated media system and speakers, underfloor heating, purpose built summer house and store, first floor laundry space and further highlights of this property include: Sitting room, study/office, 30ft kitchen/dining/snug, pantry cupboard, ground floor WC, three first floor bedrooms with jack and jill door from one to three so it can be used as a dressing room, family bathroom with laundry space, private rear garden, courtyard front garden, off road parking and of course that wonderful balcony with views over the bowls club. Offered chain free.



Call to view 01206 820999



**m**ichaels

# Property Details.

## Ground Floor

### Entrance Hall

8' 7" x 5' 1" (2.62m x 1.55m) Travertine floor with heating under, stairs to first floor and half glazed doors to:

### Study/Office

8' 8" x 8' 4" (2.64m x 2.54m) Sash window to front, Travertine floor with heating under, fitted bookcase.

### Sitting Room



16' 0" x 11' 5" (4.88m x 3.48m) Plus Bay window to front, underfloor heating, ornate feature fireplace.

## Kitchen/Dining/Snug



31' 0" x 14' 0" > 11' 6" (9.45m x 4.27m) Two sets of French doors to rear, Sash window to rear, Travertine flooring with heating under. The snug offers exposed brick walling, Gazco fire with flue, media connection point and TV point. The kitchen is a fitted country style kitchen with solid wood worktops, inset Belfast sink, integrated fridge, integrated dishwasher, walk in pantry cupboard, natural tiled upstands, matching eye level units, Rangemaster inset to feature chimney recess with mantel over and extractor, door to:

### Ground Floor Cloakroom

Close coupled WC, vanity wash hand basin.

## First Floor

### Landing

16' 0" x 6' 8" (4.88m x 2.03m) Loft access, fitted cupboard housing water softener, pressurised hot water system, airing cupboard space and control units for media system. Doors to:

# Property Details.

## Bedroom



15' 0" x 14' 4" (4.57m x 4.37m) Two Velux windows to side, French doors to rear to Balcony with shutters, radiator, door to en-suite.

## Balcony



With ample space for a bistro set and panoramic views over the bowling green.

## En-Suite

Obscure sash window to front, walk in shower, vanity WC, vanity wash hand basin, tiled floor, radiator.

## Bedroom

16' 0" x 11' 9" (4.88m x 3.58m) Twin sash windows to front, radiator, fitted wardrobe and door to en-suite.

## En-Suite

Walk in shower, wall hung wash hand basin, enclosed cistern WC, heated towel rail, tiled floor.

## Bedroom

10' 4" x 9' 11" (3.15m x 3.02m) Sash window to rear with views over the bowling green, radiator, fitted wardrobes, further door to bedroom one.

## Bathroom/Laundry



10' 3" x 5' 8" (3.12m x 1.73m) Obscure window to rear, panel bath with shower attachment, vanity wash hand basin, close coupled WC, heated towel rail, tiled floor, space and plumbing for washing machine and tumble dryer.

## Outside

### Rear Garden



Gated access from both sides to front, a block paved garden outside lighting, outside speakers from media system, raised beds, all enclosed by panel fencing, patio area, access to outbuildings.

### Summer House

12' 10" x 8' 4" (3.91m x 2.54m) A purpose built room with two sash windows to front, wood style flooring, fitted units with worktop over, inset sink, integrated fridge, power and light connected.

### Garden Store

7' 10" x 7' 2" (2.39m x 2.18m) With power and light connected.

### Front Garden

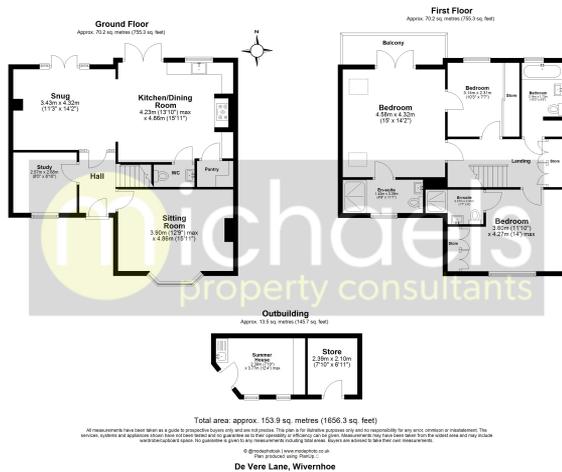
A courtyard garden with hedging to front.

### Off Road Parking

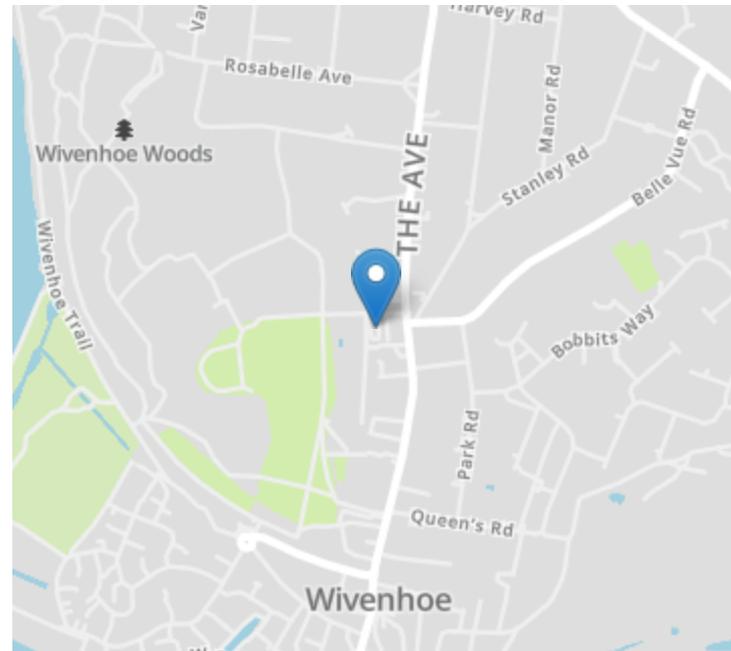
Block paved driveway.

# Property Details.

## Floorplans



## 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.