



- Lower Wivenhoe Position
- Detached Home
- Four Bedrooms
- Two En Suites
- Two Reception Rooms
- Large Double Garage
- Beautifully Presented
- Close to Waterfront and Station

### 48 Walter Radcliffe Road, Wivenhoe, Colchester, Essex. CO7 9FF.

A beautifully presented and wonderfully positioned detached family home in Lower Wivenhoe within each reach of the waterfront and mainline train station with fast links to London Liverpool Street in just over the hour. Situated towards the end of the development and giving a wonderful sense of space this established home offers four double bedrooms, two en-suites, family bathroom, lounge with fireplace, separate dining room with bay window, ground floor cloakroom, generous kitchen/family room, un-overlooked rear garden, and a large oversized double garage. Being in lower Wivenhoe offers excellent access to waterfront walks, good local pubs and restaurants, excellent river activities, wonderful local community, good amenities and good local schooling.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and storage cupboard under, window to rear, radiator, wood effect flooring and doors to.

### Living Room



16' 4" x 10' 4" (4.98m x 3.15m) With window to front, french doors to garden, radiator, TV point, stone fireplace with inset living flame gas fire.

### Dining Room



14' 0" x 9' 1" (4.27m x 2.77m) Bay window to front, window to side, radiator

### Cloakroom



With close coupled WC, wash hand basin, radiator, tiled splashback.

## Kitchen/Family Room



18' 7" x 11' 6" (5.66m x 3.51m) With french doors to garden, three windows to sides, radiator, TV point, Amtico style flooring, a range of fitted units and drawers with worktops and matching upstands over, inset sinks and drainer, inset gas hob with stainless steel chimney style extractor over, double oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, matching eye level units with lighting under.

## First Floor

### Landing

With loft access, window to rear, radiator, airing cupboard and doors to.

### Bedroom One



12' 5" x 11' 8" (3.78m x 3.56m) Three windows to sides, radiator door to en-suite.

# Property Details.

## En-Suite



Obscure window to side, shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail, wood effect flooring.

## Bedroom Four



10' 5" x 8' 2" (3.17m x 2.49m) Window to rear, radiator.

## Bedroom Two



12' 6" x 9' 4" (3.81m x 2.84m) Windows to front and side, radiator, door to en-suite

## Bathroom



Obscure window to front, heated towel rail, panel bath with shower and screen over, close coupled WC, pedestal wash hand basin, half tiled walls, wood effect flooring.

## Bedroom Three



11' 11" x 10' 5" (3.63m x 3.17m) Window to front, radiator.

## Outside

### Rear Garden



All enclosed by brickwalling and being mainly laid to lawn with patio area, various trees, shrubs and plants, outside tap, personal door to garage.

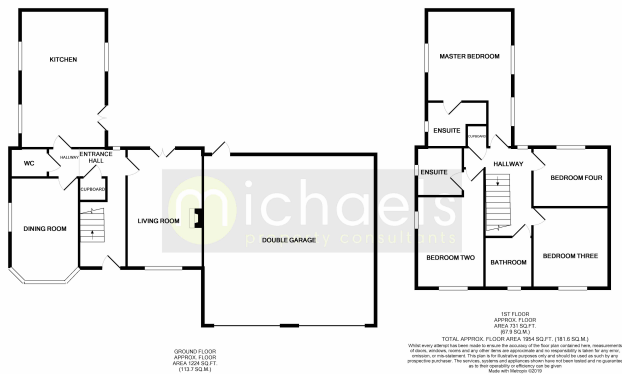
## Garage

24' 0" x 23' 11" (7.32m x 7.29m) With power and light connected, eaves storage, twin up and over doors to front providing ample parking and storage. This space could be converted to further accommodation subject to planning permission.



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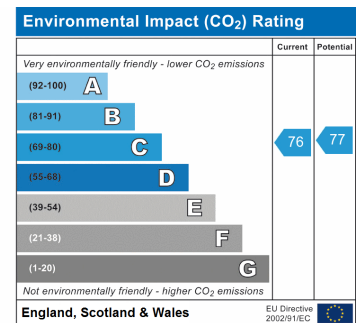
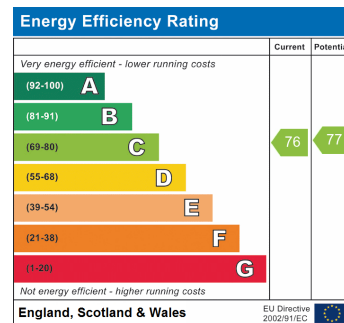
## Floorplans



## 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.