



- Extended & Improved Throughout
- Detached Chalet
- Five Bedrooms
- 28ft Kitchen/Dining/Living Space
- Stylish and Contemporary
- Double Garage & Ample Parking
- Sought After Position
- Wrap Around Garden

## 16 Tower Road, Wivenhoe, Colchester, Essex. CO7 9QE.

An incredible extended, remodeled, upgraded and vastly improved detached chalet home adjacent to the famous water tower in Wivenhoe. Offering versatile stylish and contemporary living over two floors this stunning home has been subject to a "back to the bones" refurbishment and now offers: 28'11 Kitchen/Dining/Living space, additional kitchen area, utility room, Lounge, three ground floor bedrooms, en-suite, ground floor bathroom, large entrance hall, two first floor bedrooms and a first floor shower room. Externally there is a wonderful wrap around garden, ample parking and generous double garage. With high specification throughout from CAT 6 cabling, Quartz worktops and Bosch Appliances to bespoke features like a pocket door and over window units. Situated within easy reach of Essex University, Wivenhoe train station with fast links to London Liverpool Street in just over the hour and of course the fabulous waterfront and quayside with its array of amenities. No onward chain.



# Property Details.

## Ground Floor

### Entrance Hall

17' 9" x 7' 0" (5.41m x 2.13m) LVT flooring, stairs to first floor, cupboard and doors to.

### Lounge



16' 1" x 13' 4" (4.90m x 4.06m) Window to front, French doors to side, bespoke pocket glazed door to kitchen, radiator.

### Kitchen/Dining/Living Space



28' 1" x 15' 10" (8.56m x 4.83m) Full height Bi- Folding doors to garden, two windows to side, large roof lantern, Porcelain tiled floor with heating under, inset spotlights, a stylish and contemporary fitted kitchen with large central island housing Bosch downdraft hob, pan drawers and seating recess with further storage. Quartz worktops contrastingly compliment the kitchen with inset sink and mixer tap, integrated Bosch dishwasher, choice of options for fridge and freezer, doors to.

### Extra Kitchen Room

9' 0" x 5' 3" (2.74m x 1.60m) Porcelain tiled floor with heating under, window to side, a range of matching fitted units with quartz worktop over and inset sink and mixer tap.

### Utility Room

7' 0" x 5' 3" (2.13m x 1.60m) Glazed door to side, Porcelain tiled floor with heating under, fitted worktop with space and plumbing for appliances under.

### Bedroom



12' 1" x 11' 10" (3.68m x 3.61m) Window to front, radiator, door to en-suite.

### En-Suite



Fitted shower cubicle, vanity wash hand basin, enclosed cistern WC, heated towel rail.

### Bedroom

12' 2" x 6' 8" (3.71m x 2.03m) Window to side and radiator.

# Property Details.

## Bedroom

10' 0" x 9' 10" (3.05m x 3.00m) Window to rear and radiator.

## Bathroom



Obscure window to rear, panel bath, walk in shower, vanity WC and wash hand basin, LVT flooring, heated towel rail.

## Shower Room

Obscure window to rear, walk in shower, vanity WC and wash hand basin, heated towel rail.

## Outside

### Front Garden

Mainly laid to lawn with trees, shrubs and plants.

### Driveway, Double Garage and Parking

To the side of the property is a shingle driveway leading to the double garage of 19'6 x 17' with power and light connected, electric garage door and personnel door to garden. In front of the garage there is a generous area for further parking.

### Rear Garden

A wrap round garden enclosed by fencing and mainly laid to lawn, there is a large deck area from the kitchen Bi-Fold, various shrubs and trees and gated side access.

## First Floor

### Landing

With doors to.

### Bedroom



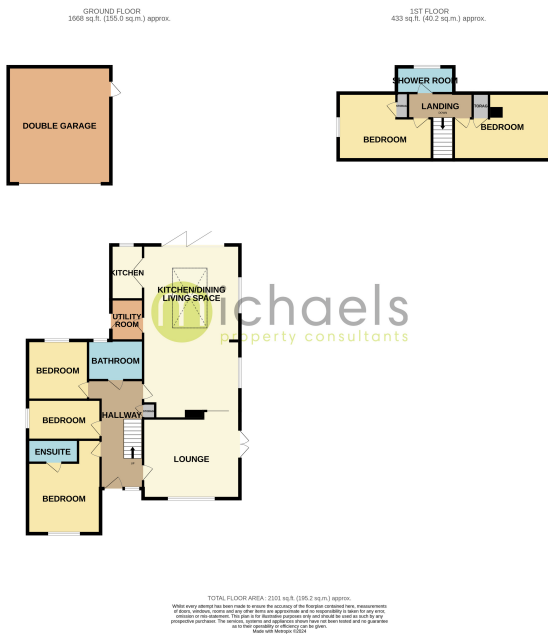
16' 1" x 11' 0" (4.90m x 3.35m) Maximum measurements with some restricted head height, window to side, storage cupboard, radiator, eaves storage access.

### Bedroom

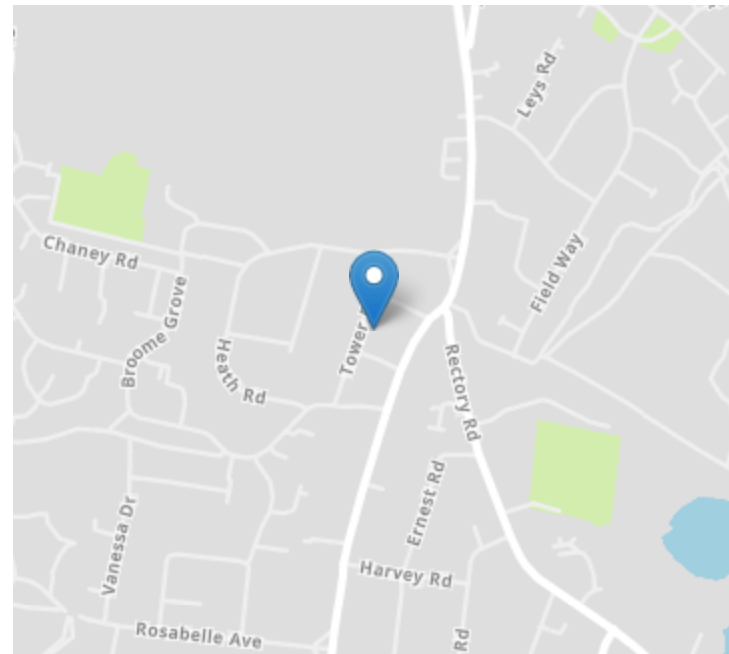
16' 0" x 10' 10" (4.88m x 3.30m) Maximum measurements with some restricted head height, window to side, storage cupboard, radiator, eaves storage access.

# 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.