



- Character Filled Property
- Grade II Listed House
- Original Features & Period Charm Throughout
- Four Bedroom House
- Accommodation Across Three Floors & Cellar
- Lower Wivenhoe Position
- Walking Distance Of Wivenhoe Train Station
- Court Yard Garden & Roof Terrace
- Garage And Parking Space

## 2 Alma Street, Wivenhoe, Colchester, Essex. CO7 9DL.

A rare opportunity to purchase this stunning character filled grade II listed four-bedroom home offering living accommodation over four floors and fabulous roof terrace views. Located in sought-after lower Wivenhoe within minutes of all the local amenities including train station with fast links to London Liverpool Street in just over the hour, excellent local pubs and restaurants and of course the waterfront and quayside. With historic original features highlights including three fireplaces, two generous reception rooms with high ceilings, kitchen with separate pantry, wet room, two further bathrooms, four bedrooms, roof terrace, courtyard garden, garage and parking space. Viewing highly advised to visit prominent and charming home nestled in The Sunday Times Place To Live In the East Of England 2024. Guide Price £500,000 to £525,000.

Call to view 01206 820999





# Property Details.

## Ground Floor

### Entrance Hall

13' 09" x 2' 11" (4.19m x 0.89m) Wooden front door, stairs rising to first floor, doors leading to:

### Lounge



11' 05" x 10' 07" (3.48m x 3.23m) Window to front, fireplace with wood surround and tiled hearth, alcove storage, door to.

### Wet Room

9' 01" x 4' 01" (2.77m x 1.24m) Window to rear, low level WC, shower and wash hand pedestal basin.

### Dining Room



13' 03" x 13' 0" (4.04m x 3.96m) French doors and beautiful large windows to the front and side, wood floor, fireplace with marble surround and hearth, doors leading to the cellar and kitchen.

## Kitchen



13' 10" x 13' 0" (4.22m x 3.96m) Narrowing to 8'05. tiled floor, windows to rear, arched window to side and stable wooden door opening onto the courtyard garden, fitted kitchen including a range of oak base units, solid oak worktops, space for range style cooker, inset butler ceramic sink

## Pantry

7' 05" x 6' 11" (2.26m x 2.11m)  
Pantry storage, tiled floor

## First Floor

### Landing

Airing cupboard and storage cupboard, door housing 2nd floor staircase, doors leading to:

### Bedroom



16' 3" x 11' 5" (4.95m x 3.48m) Sash windows, and arched windows to front and side, fireplace, space for double bed.



# Property Details.

## Bedroom

12' 09" x 11' 0" (3.89m x 3.35m) Sash window to side, fireplace,

## Bedroom

8' 06" x 8' 06" (2.59m x 2.59m) Sash window to side.

## Bathroom

Low level WC, wash hand basin, freestanding bath, panelling.

## Second Floor

### Master Bedroom



19' 11" x 9' 7" (6.07m x 2.92m) French doors to side open on to roof terrace with amazing views, window to side, open plan bathroom, eaves and vaulted ceiling, opening onto the dressing room.

### Dressing Room

10' 03" x 5' 02" (3.12m x 1.57m) Eaves storage.

## En Suite



9' 03" x 9' 06" (2.82m x 2.90m) Window to side, low level WC, free standing bath, wash hand basin.

## Basement

### Cellar

Tiled floor, space used as utility area and white goods, good head height and useful space.

## Outside

### Courtyard Garden



A courtyard private garden, retained by fencing and brick wall, with gated side access and storage.

### Garage

A separate garage and parking space in front.

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