



- Waterfront Town House
- Amazing Views
- Walk to the Station
- Three bedrooms
- Contemporary Throughout
- En-Suite To Master
- Lounge with Juliette Balcony
- Garage and Parking
- Fully Double Glazed

### 35 West Quay, Wivenhoe, Colchester, Essex. CO7 9TF.

A beautifully presented, refurbished and wonderfully positioned waterfront town house overlooking the estuary on Wivenhoe Quay and offering stylish accommodation over three floors to include ground floor cloakroom, lounge with river views, three bedrooms, en-suite to master, family bathroom, courtyard style rear garden, garage and parking. All this within easy reach of mainline station and Wivenhoe's wonderful amenities.





# Property Details.

## Entrance Porch

Karndene flooring, Bisque radiator, two windows to front and open to

## Kitchen/Diner



31' 6" x 12' 6" (9.60m x 3.81 m) Sash window to front, Bi-Fold doors to rear garden, Karndene flooring throughout, Bisque Radiators, fitted storage cupboards, stairs rising to first floor. A stylish and contemporary range of handleless units and drawers with Corian worktops over, contrasting eye level units, inset sink, designer extractor unit, induction hob, Bosch combi microwave, Bosch Oven, Warming Drawer, Integrated washing machine, Integrated dishwasher, integrated wine cooler, central island with pan drawers under, Corian breakfast bar over.

## Ground Floor Cloakroom



Close couple WC, vanity wash hand basin, Bisque radiator, half tiled walls, extractor fan, spotlights, Karndene flooring.

## First Floor

## First Floor Landing

Radiator, stairs to second floor, doors to

## Lounge



16' 2" x 12' 5" (4.93m x 3.78m) Tilt and turn door to front with Juliette balcony over looking the estuary and across to rowhedge, two feature radiators and TV point.



# Property Details.

## Bedroom Three



12' 5" x 8' 9" (3.78m x 2.67m) Sash window to rear with views to Rowhedge, radiator, fitted wardrobes.

## Second Floor

### Second Floor Landing

Airing cupboard and doors to

## Bedroom One



12' 5" x 9' 1" (3.78m x 2.77m) Sash window to front with estuary views, radiator and door to en-suite.

## En-Suite



Shower cubical, close couple WC, wall hung vanity wash hand basin, heated towel rad, extractor fan, tiled splashbacks, spotlights.

## Bedroom Two

12' 6" x 8' 9" (3.81m x 2.67m) Window to rear with views across to Rowhedge, radiator, loft access, fitted wardrobes.

## Bathroom



Free standing bath, shower over, close couple WC, wall hung vanity wash hand basin, heated towel rail, tiled walls, extractor fan, spotlights.

## Garage

Found in a small block behind the property and offering up and over door, power and light, and parking in front.

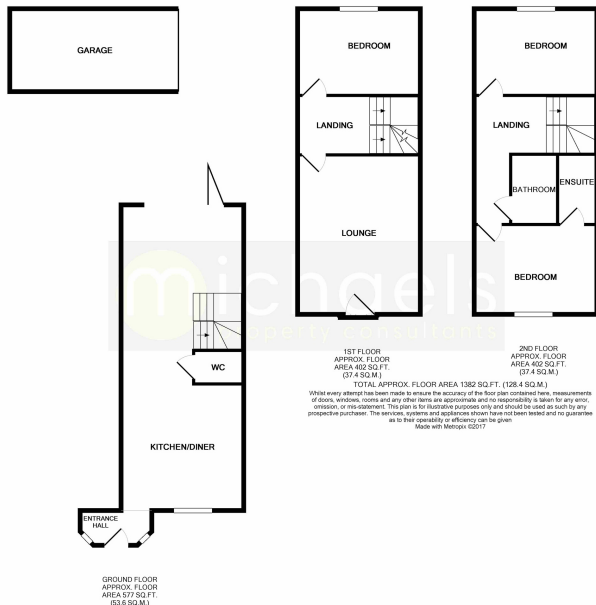
## Garden



A cosy courtyard enclosed by Panel fencing, printed concrete flooring, gated access to parking and garage.

# Property Details.

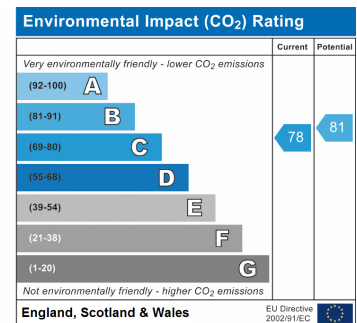
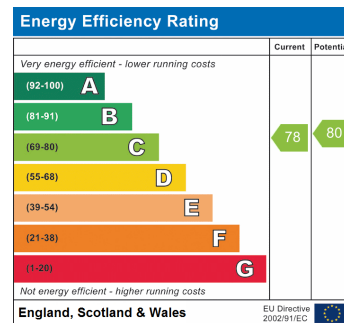
## Floorplans



## 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.