



michaeles

**35 Admirals Walk, Wivenhoe, Colchester,
Essex. CO7 9SZ.**

Beautifully presented and perfectly positioned for mainline station access to London Liverpool Street in just over the hour. This wonderful town house is nestled a stones throw away from Wivenhoe's waterfront and all its fantastic amenities, pubs and community, offering flexible accommodation and currently set up as a home and artists workshop with the ability to have multigenerational living or swap for further bedrooms if required. Having been upgraded and enhanced to a high standard the properties highlights include Ground floor study, work room and utility room, stylish fitted kitchen/diner, contemporary lounge, bedroom and on the top floor a master bedroom with en-suite two further bedrooms, further en-suite and bathroom. Outside is an established garden, garage and parking.



Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, storage cupboard, wood flooring and doors to.

Study

10' 11" x 7' 7" (3.33m x 2.31m) 10' 11" x 7' 7" (3.33m x 2.31m) Casement window to front, radiator, wood flooring.

Sitting Room



11' 9" x 11' 6" (3.58m x 3.51m) Currently used as a studio/workshop with Bi-Fold door to rear garden, wood flooring, radiator.

Utility Room

6' 11" x 5' 11" (2.11m x 1.80m) Wood flooring, WC, built in units with stone worktops over, butler sink.

First Floor

Landing

With stairs to first floor and doors leading to.

Living Room



17' 6" x 15' 6" (5.33m x 4.72m) Three casement windows to front with fitted shutters, a range of fitted storage cupboards, wood flooring,.

Kitchen/Diner



16' 5" x 11' 6" (5.00m x 3.51m) Two casement windows to rear, wood flooring, panelled wall with shelving, a contemporary range of fitted shaker style units with stone worktops over, inset Belfast style sink, fitted double oven, a range of fitted drawers in a dresser style unit including inset hob and filter, integrated dishwasher, integrated fridge.

Bedroom



11' 6" x 10' 11" (3.51m x 3.33m) Two casement windows to front with shutters, wood flooring.

Second Floor

Landing

Loft access, airing cupboard and doors to.

Property Details.

Master Bedroom



15' 6" x 15' 5" (4.72m x 4.70m) Three windows to front, fitted wardrobes and door to en-suite.

En-Suite



Shower enclosure, half panelled walls, close coupled WC, pedestal wash hand basin.

Bedroom

16' 5" x 11' 6" (5.00m x 3.51m) Two windows to rear, fitted wardrobe, door to en-suite.

En-Suite

Shower enclosure, close coupled WC, pedestal wash hand basin, half tiled floor.

Bedroom

11' 6" x 8' 5" (3.51m x 2.57m) Two windows to front.

Bathroom

Panel bath, close coupled WC, wash hand basin.

Outside

Rear Garden



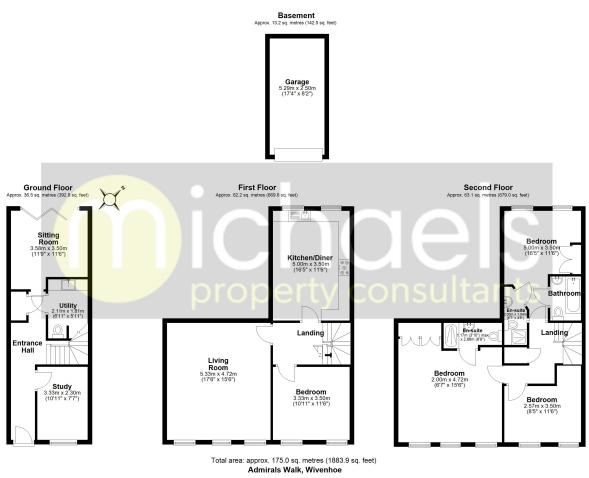
All enclosed by panel fencing, herringbone red brick flooring, various trees, shrubs and plants.

Garage and Parking

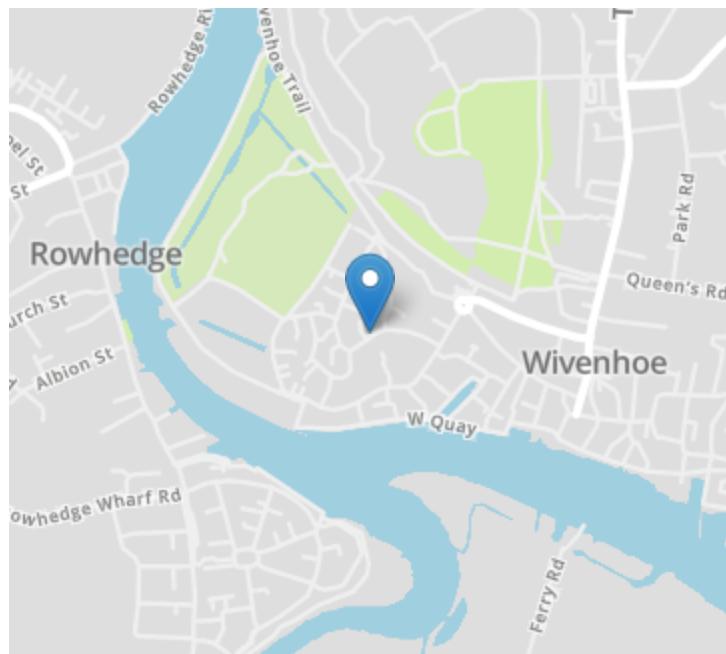
17' 4" x 8' 2" (5.28m x 2.49m) Up and over door to front and off parking in front.

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.