



- Detached Home
- Double Garage
- Modern & Contemporary Fitted Kitchen
- Driveway
- Four Bedrooms
- Family Bathroom, En Suite & Cloakroom
- Walking Distance Of Wivenhoe Train Station
- Utility
- Lower Wivenhoe Location
- Viewing Advised

Call to view 01206 820999



## 14 Old Ferry Road, Wivenhoe, Colchester, Essex. CO7 9SW.

A beautifully presented home located in the sought after Lower Wivenhoe position within easy reach of the Waterfront and easy reach of mainline train station with fast links to London Liverpool Street in just over the hour. Offering modernised accommodation throughout to include a recently fitted kitchen/diner, living room with French doors onto the west facing garden, dining room, utility room, cloakroom, four first floor bedrooms, en-suite to master, family bathroom, private garden with access to double garage, off road parking. Close by are excellent local amenities to include restaurants, pubs, shops, cafes, bus routes, good schooling and Essex University. With the riverfront being so close you have plenty of local walks leading through the Wivenhoe trail, Wivenhoe Woods and beyond to Colchester along the riverside. Please call for further details and to book a viewing.





# Property Details.

## Ground Floor

### Entrance Hall

Front door, radiator, under stairs storage, doors leading to:

### Lounge



Double glazed window to front, radiators, French doors to rear, gas fireplace.

### Kitchen/Diner



Double-glazed windows to the front and side. Radiator heating throughout. Modern fitted kitchen with open-plan dining area, featuring a range of wall and base units with worktops. Integrated induction hob, double oven, dishwasher, fridge/freezer, cooker hood, instant hot water filter tap, and inset sink. With double French doors from the kitchen leading to the rear patio area.

### Utility Room



Double glazed window to rear, door opening onto the garden, wall and base units, quartz worktops, space for washing machine and tumble dryer, wall mounted boiler.

# Property Details.

## WC

Radiator, ceiling fan, low level WC, tiled splash back, wash hand basin and WC.

## First Floor

### Landing

Loft access ( the loft is boarded and insulated) , radiator, window to front doors leading to:

### Bedroom One



Double glazed window to rear, radiator, fitted wardrobes.

### En Suite



Double glazed window to rear, radiator, low level WC, wash hand basin, tiled walls, shower with splash back,

### Bedroom Two

Double glazed window to front, radiator, fitted wardrobe.

### Bedroom Three

Double glazed window to rear, radiator.

## Bedroom Four

Double glazed window to front, radiator.

## Family Bathroom



Double glazed obscure window to side, part tiled walls, radiator, vanity unit, paneled bath, WC.

## Outside

### Double Garage & Off Road Parking

Double garage with power, off road parking via the driveway with Electric EV charging Point.

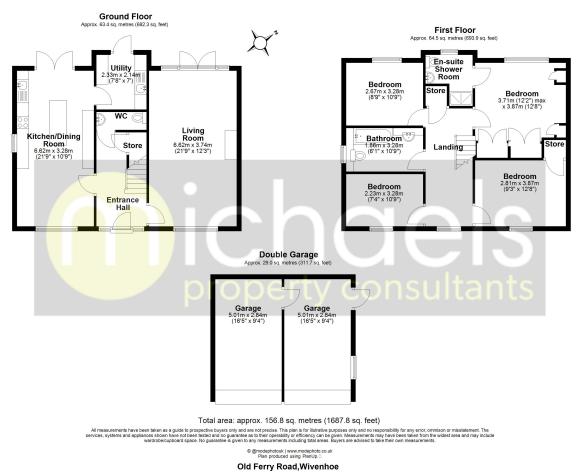
### Rear Garden



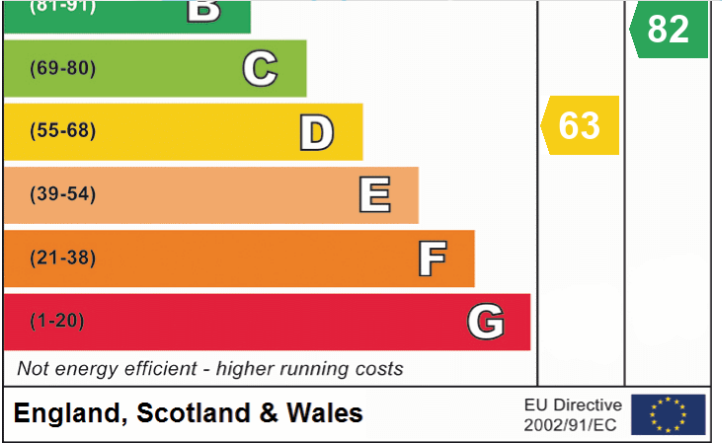
A well maintained low maintenance west facing rear garden, patio area with the remainder laid to lawn, side access to garage.

# Property Details.

## Floorplans



## Location



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.

