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property consultants

- Light-filled waterfront apartment
- Enviably uninterrupted river views
- Undercroft parking and separate garage/storage unit
- Prominent Position
- Stylish and Contemporary
- Ample wraparound outdoor space
- Two large bedrooms and bathrooms
- Design led interiors with bespoke kitchen and cabinetry

2 The Oyster Catchers, St Johns Road, Wivenhoe, Colchester, Essex. CO7 9FH.

Viewing is essential for this property situated in one of Wivenhoe's most desirable locations. This impressive two bed two-bathroom home enjoys uninterrupted views of the Colne River, the wet dock and the Rowhedge bank and wildlife. An expansive wraparound private terrace furnished with mature architectural plantings, offers substantial additional living space for al fresco dining and entertaining or simply enjoying the sun from rise to set from its broad south facing aspect.



Property Details.

Details

Specification

This exceptionally high spec apartment is one of the largest properties in the Oysters Catcher building, the site of a former boat builders. It has been exquisitely designed and finished by the current owner.

Accommodation

Living area & dining area

Kitchen

Two double bedrooms

Two bathrooms (one en-suite)

Utility Room

Wraparound enclosed terrace.

Separate storage unit/ locked garage

Covered Parking

Entrance Hall

The entrance hall is banked with custom built birch ply storage units, which together with the Betontech natural white rectified porcelain floor tiling that runs throughout the living space, brings warmth and light to one of the few areas of this property not washed with the sunlight. The gentle birch ply detailing continues down the hallway opening into the expansive living space where aluminium framed glass doors offer up the spectacular river Colne vista, graced year-round by many sea birds and sailing boats.

The Living Space



The generous living space is currently divided into a spacious dual aspect living area, dining area, and workstation, bathed by the natural light, which is amplified through the use of a light reflective palette on walls and flooring and birch ply storage & display units. As the evenings close in, the living area's lighting is distributed and unobtrusive, operated by sectional dimmer controls.

Kitchen



The kitchen area is located in a comfortably sized alcove area which opens to the dining space meaning the chef can work uninterrupted but without being isolated from the rest of the party. The tasteful pale blush pink birch ply 'Naked' kitchen marries elegance with a chef's ambition, with high end appliances including Miele appliances, a top of the range 'Quooker' tap and that provides boiling, chilled sparkling and chilled water, and a 'Bora' induction hob with integrated counter level powerful extraction fan, again keeping the cooking in the kitchen. The kitchen is finished with off white Corian countertops and double sink, and again copious storage space.

Property Details.

Bedrooms



The two generous bedrooms enjoy the additional cosiness and warmth of solid wood flooring. The master suite features a spacious en-suite bathroom and access to the wrap-around terrace, where a stylish seating area overlooks the wet dock with plantings and hazel hurdle fencing. The master bedroom also benefits from more floor to ceiling Scandi style birch ply storage space.

The adjacent second bedroom is slightly larger than the master-suite and looks out across the wet dock. Remote control blinds offer the choice of views or privacy with the touch of a button.

Bathrooms



Both bathrooms are generous in size and fitted out with white Roca bathroom suites and feature a charcoal grey tiling. The ensuite has a large walk-in shower, while the main bathroom has a bath and shower fitting.

Utility Room

A comfortably sized utility room with cabinetry spacious enough to house large white goods. The room also has a sink area and again additional floor to ceiling storage space.

Outdoor Space



One of the most coveted aspects of this unique modern property is its large wraparound terrace area, which meets the water line. When the tide level rises you can enjoy a waterside experience and as it recedes the area is graced by many local seabirds including the eponymous oyster-catcher. The awesome view stretches east across the small pier towards the estuary, south over the Rowhedge natural river bank with its tall grasses and woods, and west upriver towards the banks and pretty houses of Fingringhoe. The terrace acts as a living space and is tastefully furnished with modern minimalist seating and tables, positioned to enjoy the best aspects of the view. The plantings have been chosen by a landscape architect and include fragrant lavender, jasmine, olive trees, and a small kitchen garden where day long sunlight and estuary air produces rich and ripe tomatoes, courgettes and herbs..

Outdoor Storage

As well as an allocated covered parking spot and use of a guest spot at the front of the building, the property also enjoys a separate garage/ storage unit a 30 second walk from the building.

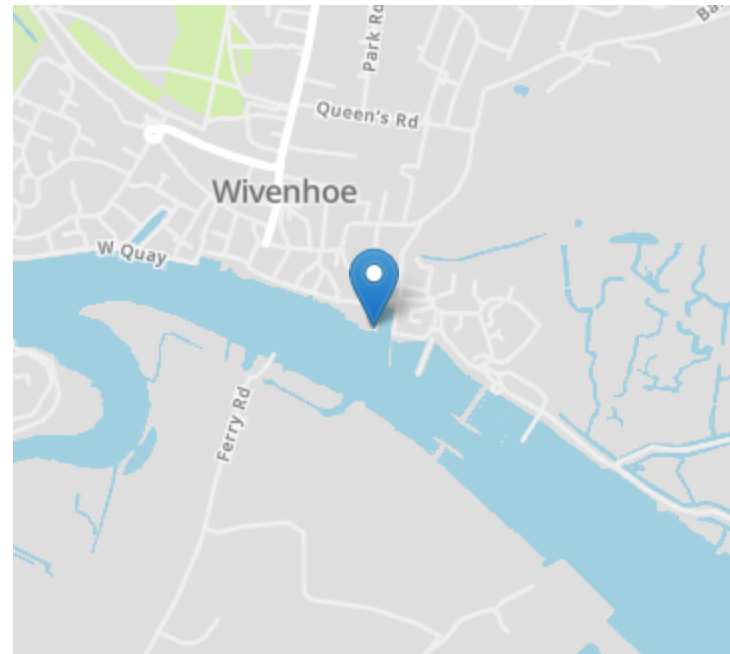
Property Details.

Floorplans



TOTAL FLOOR AREA: 1389sq.ft. (129.0sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of these features should be checked on site for the purposes of any purchase or lease agreement. The plan is to be used as a guide only and should not be used as a basis for any purchase or lease agreement. The agent accepts no liability for any errors or omissions. Made with Mapbox 10/24

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.