



- Jenny Moody Built Home
- Four Bed detached
- Kitchen/Breakfast Room
- Modern Throughout
- Two Receptions
- Double Garage and Parking
- Lake Views
- Great Garden

9 Lake View, Rectory Hill, Wivenhoe, Essex. CO7 9LB.

A beautifully presented, bright, spacious and well maintained home. This Jenny Moody built house offers exceptional accommodation to include four bedrooms and en-suite to master, Lounge, dining room, utility room, ground floor cloakroom, kitchen/breakfast room, sunny garden, Lake Views, double garage and ample off road parking for many vehicles. Situated within easy reach of Wivenhoe's excellent amenities and Railway station with good links to London Liverpool Street in just over the hour and of course the wonderful waterfront and quayside.



Property Details.

Ground Floor

Entrance Hall

Engineered wood flooring, stairs rising to first floor and storage cupboard beneath and doors to

Lounge



16' 8" x 10' 9" (5.08m x 3.28m) Sash window to front, window to side, French doors and two further windows to rear, two radiators, fire with marble surround, gas point and mantle over, TV point.

Dining Room



11' 1" x 10' 2" (3.38m x 3.10m) With sash windows to front and side, radiator.

Ground Floor Cloakroom

Obscure window to rear, low level WC, wash hand basin, tiled splashback and radiator.

Utility Room

7' x 5' 1" (2.13m x 1.55m) Window to side, a range of fitted units and worktops with inset sink and drainer and

spaces for appliances.

Kitchen/breakfast room



15' 1" x 13' 9" (4.60m x 4.19m) With windows to both sides, door leading to patio, tiled flooring, inset spotlights, radiator, a modern range of fitted units and drawers, with worktops over, inset sink and drainer, inset gas hob with extractor over, led plinth lighting, under pelmet lighting, matching eye level and display units with lighting, fitted double oven, plumbing for dishwasher and integrated fridge/freezer.

First Floor

Landing

With window to rear, window to side, fitted storage cupboard, airing cupboard, loft access and doors to

Bedroom One



16' 10" x 10' 7" (5.13m x 3.23m) Window to rear, window to side, radiator, fitted wardrobe and door to

Property Details.

En-Suite



Obscure window to front, shower cubicle, close coupled WC, pedestal wash hand basin, tiled walls, shaver point, heated towel rail, extractor.

Bathroom



Window to side, panel bath, shower cubical, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, extractor.

Bedroom Two



10' 4" x 8' 11" (3.15m x 2.72m) Window to side, radiator.

Bedroom Three

13' 10" x 8' 10" (4.22m x 2.69m) Window to side, radiator.

Bedroom Four

10' 4" x 7' 8" (3.15m x 2.34m) Window to side, radiator.

Rear Garden



A well stocked and good sized garden being mainly laid to lawn, enclosed by fencing with gated access, there is a secluded patio area with pergola over, outside tap and summer house.

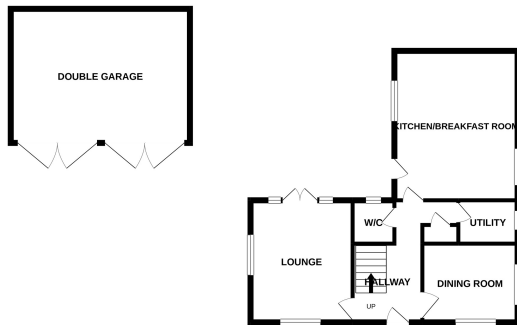
Double Garage

17' 8" x 17' (5.38m x 5.18m) Twin sets of garage doors to front with ample parking for several vehicles, power and light connected, eves storage.

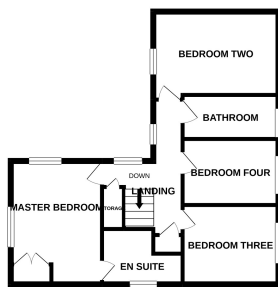
Property Details.

Floorplans

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



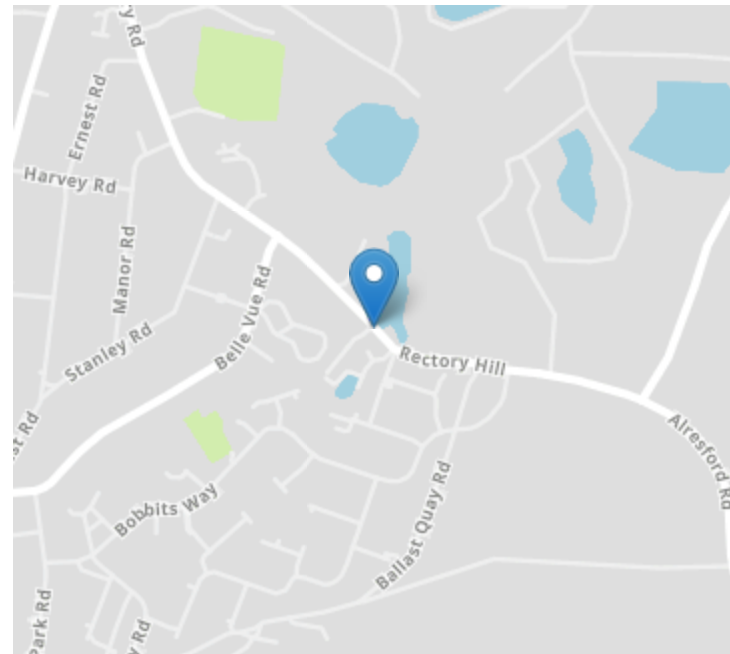
1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



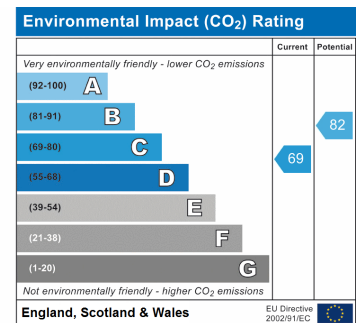
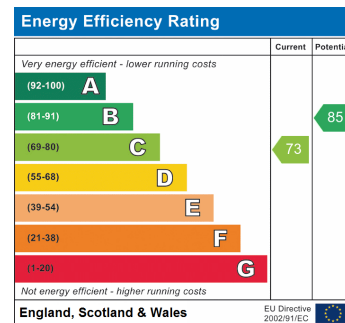
TOTAL FLOOR AREA: 1432sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.