



- Large Family Home
- Six Bedroom Detached House
- Heated Swimming Pool
- Field Views
- Semi Rural Position
- Beautifully Presented
- Attached Annex

Rusty Tyles, Alresford Road, Wivenhoe, Colchester, Essex. CO7 9JX.

Offered at a Guide Price of £750,000 to £800,000. An incredible detached property on the outskirts of Wivenhoe sitting in a good plot with wonderful views front and rear. Having been extended and developed to now offer an attached generous two bedroom annex with independent living or attached to the main residence as you require. Further features include a heated covered pool, detached double garage/workshop, summer house, four main bedrooms, 27' lounge, separate dining room, reception hall, study, kitchen, utility room, cloakroom, en-suite and family bathrooms. Please call for further details.



Property Details.

Ground Floor

Entrance Hall

With Parquet flooring, dado rail, radiator open to reception hall and doors to study, kitchen and dining room.

Study

11' 5" x 6' 9" (3.48m x 2.06m) Bay window to front, radiator, dado rail, door to utility.

Reception Hall

11' 2" x 11' 0" (3.40m x 3.35m) Window to front, Parquet flooring, radiator, stairs to first floor with cupboard under and door to lounge.

Lounge



27' 1" x 12' 10" (8.26m x 3.91m) Bay window to front, two windows to side, french doors to garden, fireplace, two radiators, dado rail, door to dining room.

Dining Room



16' 1" x 11' 0" (4.90m x 3.35m) Window to rear, radiator, dado rail, wood flooring.

Cloakroom

Close couple WC, vanity wash hand basin, half tiled, extractor.

Kitchen



12' 6" x 11' 5" (3.81m x 3.48m) Window to rear, stable door to rear, tiled floor, fitted units with solid wood worktops over, inset butler sink, Rangemaster cooker, radiator, integrated dishwasher, matching eye level units, door to utility room.

Utility Room

11' 4" x 5' 7" (3.45m x 1.70m) Tiled floor, door to study, fitted cupboards, spaces for appliance and currently open to Annex lobby.

First Floor

Landing

Loft access, radiator, Airing cupboard and doors to.

Bedroom One



15' 8" x 12' 10" (4.78m x 3.91m) Window to front, radiator, fitted bedroom furniture and folding door to en-suite.

En-Suite

Window to rear with views out to open fields, roll top bath, close couple WC, pedestal wash hand basin, large shower cubicle, tiled floor, tiled walls, heated towel rail, extractor.

Property Details.

Bedroom Two

15' 5" x 11' 9" (4.70m x 3.58m) Window to rear with views, radiator, fitted cupboard.

Bedroom Three

11' 5" x 11' 0" (3.48m x 3.35m) Window to front, radiator.

Bedroom Four

11' 0" x 10' 7" (3.35m x 3.23m) Window to front, fitted cupboard, radiator.

Bathroom

8' 9" x 8' 3" (2.67m x 2.51m) Window to rear with views, heated towel rail, close couple WC, bidet, pedestal wash hand basin, panel bath, shower cubicle, tiled walls, extractor.

Annex

Lobby

Door to side, windows to front and side, radiator, door to kitchen.

Kitchen/Diner



17' 7" x 12' 7" (5.36m x 3.84m) Window to front, patio doors to side, two radiators, vinyl floor, a range of fitted units and drawers with worktops over, spaces for appliances, oven, hob, extractor, door to annex lounge.

Annex Lounge



15' 2" x 12' 0" (4.62m x 3.66m) Box bay window to side, radiator, TV point, wall lights, open to hallway.

Hallway

Radiator and doors to.

Bedroom

12' 8" x 8' 9" (3.86m x 2.67m) Window to side and radiator.

Bedroom

9' 8" x 8' 2" (2.95m x 2.49m) Window to side, radiator.

Shower Room

Obscure window to rear, shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiled floor and walls.

Outside

Front Driveway

Offering ample off road parking with gated vehicle access to the rear and retained by hedging.

Garage/Workshop

A generous double sized timber room with power and light connected, windows to side and double doors to front.

Swimming Pool

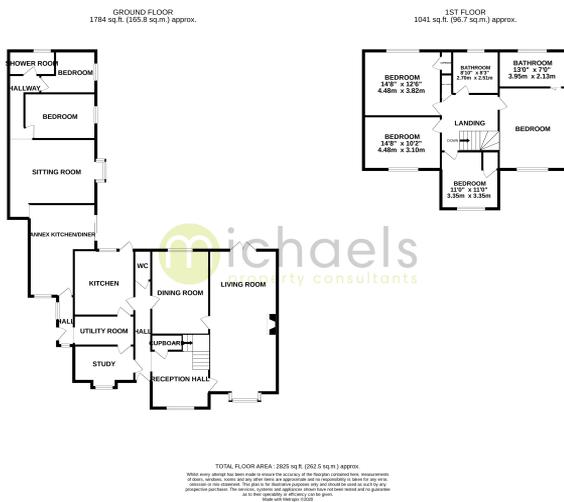
A heated swimming pool with cover and pod over.

Rear Garden

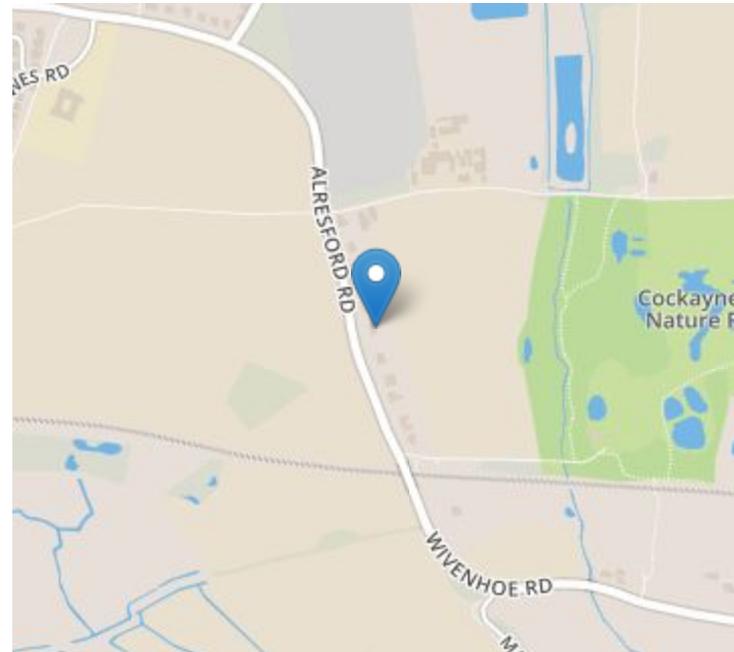
Backing on to fields with countryside views, with lawned area, shingle area, various shrubs and plants, summer house, further shed and pump house. To the rear of the property there is a fitted pergola and awning.

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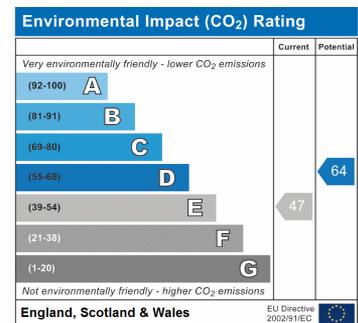
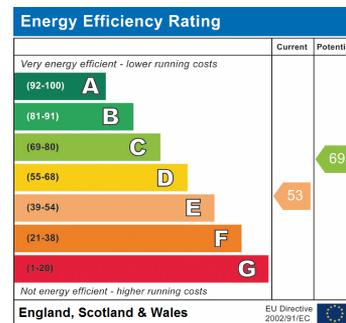
Floorplans



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.