



- Waterfront Home
- Close To Station
- Flexible Accommodation
- Snug With River Views
- Four Bedrooms
- Four Bathrooms
- Garage And Parking
- Sought After Position

32 West Quay, Wivenhoe, Colchester, Essex. CO7 9TF.

Offering an incredible position on West Quay waterfront and within minutes from Wivenhoe Station with fast links to London Liverpool Street in just over the hour is this stylish and spacious town house. This sought after position is rarely available with incredible views across the Colne, up the river and over to Rowhedge whilst being close by to local pubs, restaurants and shops. Currently offering bedroom, reception room and bathroom on the ground floor, lounge, kitchen/diner and snug with astonishing views on the first floor and master bedroom with en-suite, guest room with en-suite, further bedroom and bathroom on the second floor. Externally there is a garage with EV charging point, extra parking space and landscaped courtyard style garden.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor and storage cupboard under, further storage cupboard, wood effect flooring, radiator, doors to.

Bedroom

9' 0" x 8' 7" (2.74m x 2.62m) Window to front and radiator.

Garden Room/Reception



12' 5" x 10' 7" (3.78m x 3.23m) French doors with side lights to rear, radiator.

Shower Room

Wood effect floor, corner shower, close coupled WC, pedestal wash hand basin, tiled walls, radiator.

First Floor

Landing

With stairs to second floor, ample study space, radiator and doors to.

Living Room



17' 1" x 15' 7" (5.21m x 4.75m) Juliet balcony to rear with side lights, feature fire place, two radiators, TV point.

Kitchen/Diner



15' 7" x 12' 5" (4.75m x 3.78m) Window to rear, radiator, a range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob with extractor over, double oven, integrated dishwasher, integrated fridge/freezer, integrated washing machine, matching eye level units, tiled splashbacks.

Snug

12' 5" x 8' 11" (3.78m x 2.72m) With viewing window offering stunning views, side lights, radiator.

Second Floor

Landing

With airing cupboard, and doors to.

Master Bedroom



15' 7" x 12' 10" (4.75m x 3.91m) Window to rear, radiator, wardrobe, loft access and door to.

Property Details.

En-Suite



Shower, pedestal wash hand basin, close coupled WC, tiled walls, radiator, wood effect flooring.

Bathroom



Panel bath with shower attachment over, pedestal wash hand basin, close coupled WC, wood effect floor, radiator.

Bedroom



12' 5" x 8' 11" (3.78m x 2.72m) Window to front, radiator, door to.

En-Suite

Shower, pedestal wash hand basin, close coupled WC, radiator, wood effect floor, tiled walls.

Bedroom



12' 5" x 9' 5" (3.78m x 2.87m) Window to rear, radiator.

Outside

Front Terrace

On West Quay it is possible to use the front area of the properties for seating overlooking the river.

Rear Garden



A courtyard style low maintenance garden enclosed by panel fencing with door to garage and gate to side.

Garage And Parking

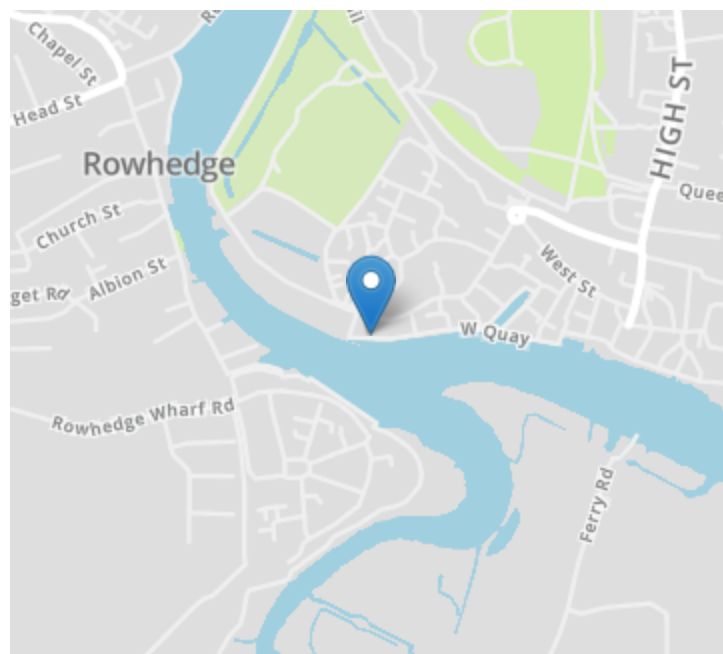
With garage door to front, personal door to garden power and light connected, EV charging point. Separate parking space.

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.