



- Detached Family Home
- Off Road Parking & Double Garage
- Bespoke Shutters
- Under Stairs Wine Storage Feature
- Kitchen & Utility Room
- Home Office
- 23' Living Room
- 23' Conservatory/Dining Room
- Large South Facing Garden With Well Designed Borders
- Bespoke High Quality Wardrobes

**Homecoming, Croquet Gardens, Wivenhoe, Colchester, Essex. CO7 9PQ.**

A charming and incredibly well presented five bedroom extended family home, in this small Cul-De-Sac within Wivenhoe and offering easy access to local shops, amenities and the train station with links to London Liverpool Street in just over the hour. This elegant home currently offers five bedrooms, luxury en-suite to main bedroom, 23' living room, study, 23' conservatory/dining room, 17' kitchen, utility room, double garage, good size gardens and ample parking. Wivenhoe itself has wonderful amenities which include the beautiful waterfront quay, good local pubs and restaurants, excellent schooling and an outstanding secondary school catchment.





# Property Details.

## Ground Floor

### Reception Hall

13' 8" x 10' 9" (4.17m x 3.28m) With two windows to front, stairs to first floor with a range of storage cupboards under, including wine feature storage, wood flooring, radiator.

### Cloak Room

Low level WC, radiator, wall hung vanity wash hand basin, wood flooring.

### Study

11' 3" x 7' 6" (3.43m x 2.29m) Bay window to front, wood flooring, radiator, inset spotlights.

### Living Room



23' 1" x 20' 1" (7.04m x 6.12m) Window to front, two windows to rear, French doors to rear, three radiators, TV point.

### Kitchen



17' 1" x 10' 1" (5.21m x 3.07m) Window to rear, window to side, wood flooring, open plan to conservatory/dining room, access to utility room, a range of fitted solid wood units and drawers with granite worktops over, Rangemaster with Smeg extractor over, integrated dishwasher, space for American style fridge freezer, glass upstands, inset spotlights, fitted wall units, undermounted one and a half bowl sinks with extendable mixer tap over.

### Utility Room

6' 10" x 5' 9" (2.08m x 1.75m) Window to front, door to side, wood flooring, fitted units with plumbing for appliances, granite worktop over, tiled splashbacks.

### Conservatory/Dining Room



23' 3" x 10' 9" (7.09m x 3.28m) With wood flooring, three radiators, French doors to garden, door to living room.

## First Floor

### Landing

11' 5" x 7' 2" (3.48m x 2.18m) Radiator, two large storage cupboards, loft access, part boarded.

### Main Bedroom



19' 1" x 19' 5" (5.82m x 5.92m) 16' 5" x 11' (5.00m x 3.35m) Window to rear and window to front with bespoke shutters, two radiators, double wardrobe, single wardrobe, open plan onto en-suite, loft access, boarded and insulated.

# Property Details.

## En-Suite



Window to front, part tiled, radiator, inset spotlights, vanity unit with double sinks, large bath, low level WC, large walk-in shower, tiled walls.

## Bedroom Two



15' 5" x 10' 2" (4.70m x 3.10m) Window to rear with bespoke shutters, radiator, fitted wardrobes.

## Bedroom Three



11' 2" x 11' (3.40m x 3.35m) Window to rear and radiator, currently used as an office.

## Bedroom Four

10' 10" x 10' (3.30m x 3.05m) Window to front with bespoke shutters and radiator.

## Bedroom Five

11' 11" x 9' 7" (3.63m x 2.92m) Window to rear with bespoke shutters, radiator, fitted wardrobes, wood flooring, currently being used as dressing room.

## Family Bathroom

Window to front, large bath, with screen and shower over bath, wash hand basin in fitted unit, low level WC, radiator, fully tiled.

## Outside

### Gardens



The front garden is retained by white picket fencing and is mainly laid to lawn with various shrubs and plants, gated access to rear garden at both sides.

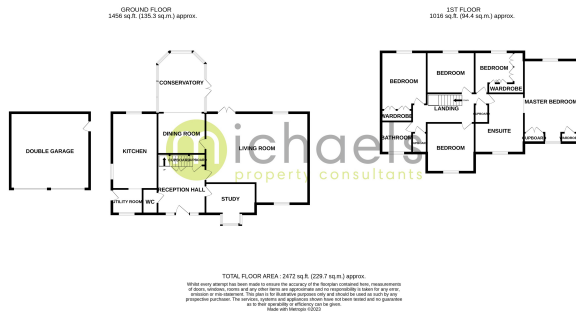
The rear garden wraps around the house and is part lawn with various trees, shrubs, flower beds, decking, raised patio area, feature patio area, all enclosed by fencing.

## Off Road Parking & Garage

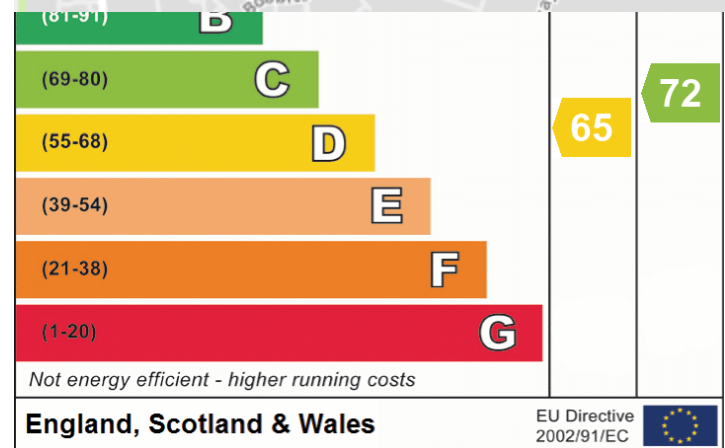
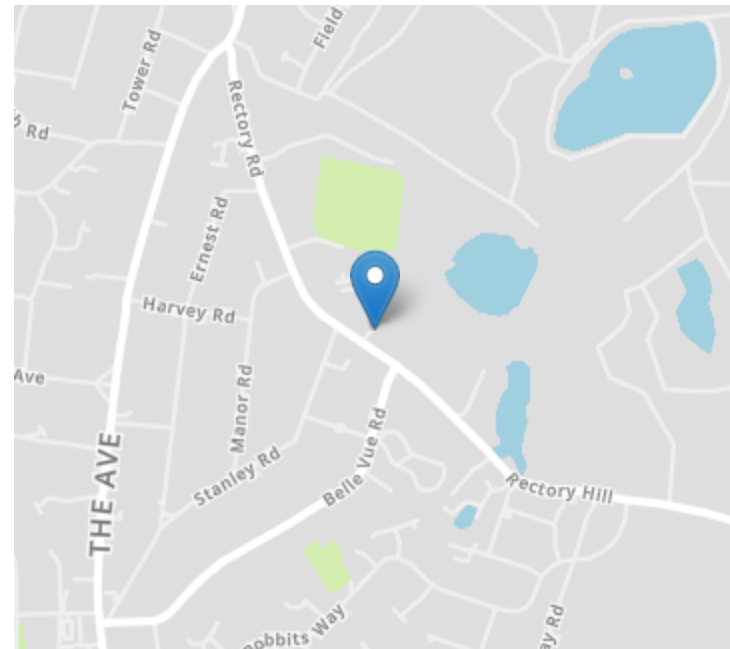
Double Garage with twin up and over doors to front, personal door to side, power and light connected, part-boarded large loft. Previously the double garage had been converted to a workshop and currently the garage doors are sealed up but can be put back to a traditional garage, off road parking in front of the 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.