



- Sought After Position
- Refurbished Home
- Four Bedrooms
- En-Suite To Master
- 26' Kitchen/Diner
- Sun Room
- Study and Utility Room
- Ample Parking

48 Stanley Road, Wivenhoe, Essex. CO7 9LP.

A stunningly refurbished detached family home on this most desirable, quiet and tree lined road in Wivenhoe, just minutes from the vibrant waterfront and mainline station with fast links to London Liverpool Street. Almost like new this house now offers four bedrooms, en-suite to master, family bathroom, Lounge with Play Room, stylish 26' Kitchen/diner with central island open into garden room, utility room, ground floor cloakroom, study, front and rear landscaped gardens, driveway with ample parking.



Property Details.

Ground Floor

Entrance Porch

Engineered oak floor and open to.

Entrance Hall

Engineered oak floor, radiator, storage cupboard, stairs rising to first floor, door to Lounge and door to Kitchen/Diner.

Lounge



12' 5" x 11' 7" (3.78m x 3.53m) Open plan to play room, radiator, TV point.

Play Room



11' 0" x 9' 1" (3.35m x 2.77m) With Window to front and radiator.

Kitchen/Diner



26' 2" x 11' 6" (7.98m x 3.51m) Engineered oak floor, radiator, French door to rear, open plan to sun room, door to side lobby, a modern range of shaker style units and drawers with worktops over, matching eye level units, inset ceramic sink, integrated dishwasher, American style fridge/freezer, range cooker, central island with breakfast bar over, stainless steel and glass extractor.

Garden Room



11' 2" x 9' (3.40m x 2.74m) Brick plinth and Upvc construction with radiator, vaulted ceiling, engineered Oak flooring and French doors to rear.

Side Lobby

Wood effect flooring and doors to.

Study/Bedroom Five

11' x 8' 6" (3.35m x 2.59m) Window to side, window to front, radiator, wood effect flooring.

Utility Room

8' 6" x 5' 5" (2.59m x 1.65m) Window to rear, door to garden, wood effect flooring, radiator, fitted worktops with spaces for appliances under, fitted cupboards, extractor and spotlights.

Property Details.

Ground Floor Cloakroom

Wood effect flooring, inset spotlights, extractor, vanity wash hand basin and enclosed cistern WC.

First Floor

Landing

Window to front, radiator, loft access, airing cupboard and doors to.

Bedroom One



11' 6" x 10' 1" (3.51m x 3.07m) Window to rear, radiator and door to .

En-Suite



Wood effect flooring, walk in shower, tiled walls, heated towel rail, inset spotlights, extractor, enclosed cistern WC, vanity wash hand basin.

Bedroom Two



12' 4" x 11' 4" (3.76m x 3.45m) Window to front and radiator.

Bedroom Three

11' 8" x 8' 6" (3.56m x 2.59m) Window to front and radiator.

Bedroom Four

10' 10" x 8' 6" (3.30m x 2.59m) Window to rear and radiator.

Bathroom

Obscure window to rear, panel bath with shower over, close couple WC, vanity wash hand basin, heated towel rail, wood effect flooring.

Rear Garden



Enclosed by panel fencing with gated side access, block pave patio area and the remainder is laid to lawn.

Front Garden

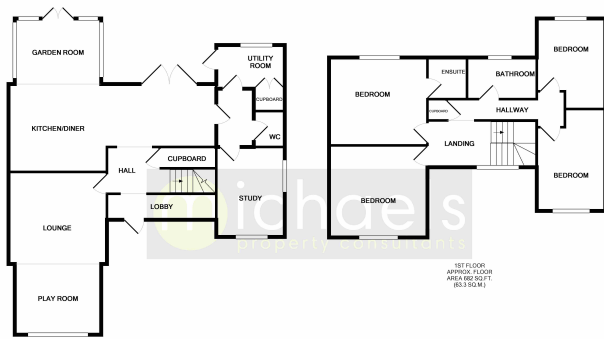
Accesses via twin electric gates with further personnel gate, landscaped front garden enclosed by fencing with lawned areas and various shrubs and plants.

Parking

A block paved driveway providing ample off road parking and turning circle.

Property Details.

Floorplans

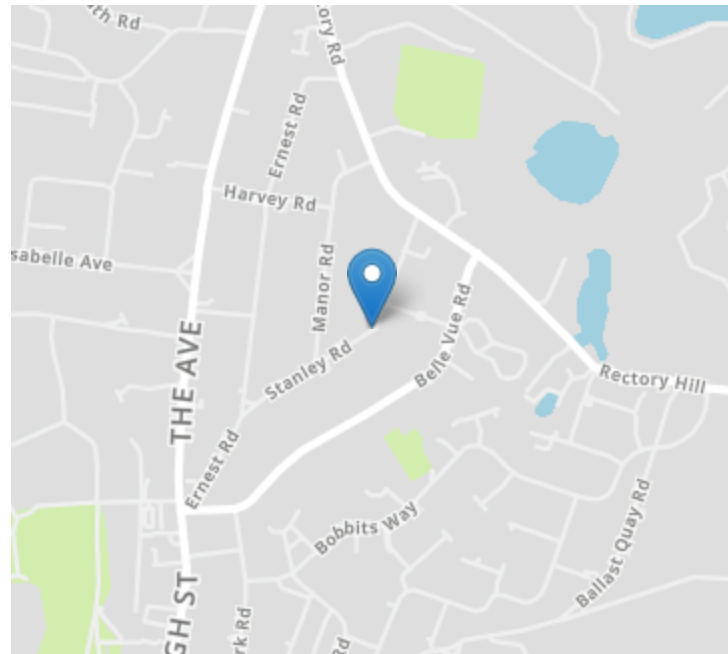


GROUND FLOOR
APPROX. FLOOR
AREA 935 SQ FT
(87.3 SQ M)

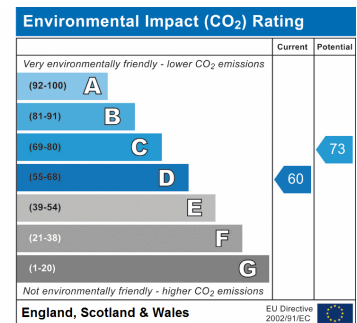
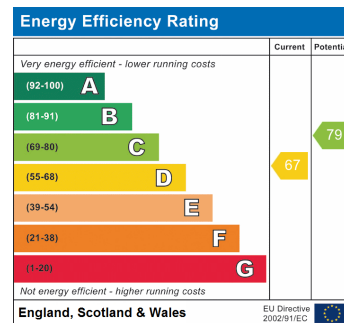
FIRST FLOOR
APPROX. FLOOR
AREA 665 SQ FT
(61.3 SQ M)

TOTAL APPROX. FLOOR AREA 1561 SQ FT. (145.9 SQ M)
What are we selling? We have made an attempt to provide the accuracy of the floor plan contained here. Measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any inaccuracy or misstatement. This is not a structural survey and does not cover the ground or any other parts of the property not shown. The vendor, agent and any other persons involved in the sale of the property do not warrant the accuracy of the floor plan or any other information provided and no liability shall be accepted for any error or omission.

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.