



- Sought After Position
- Substantial Accommodation Over 2000sqft
- High Specification
- Beautifully Presented
- Incredible Open Plan Living Space
- Generous Plot
- Four/Five Bedrooms
- Two En-Suites

13 Stanley Road, Wivenhoe, Colchester, Essex. CO7 9LP.

A simply stunning and substantial family home in this sought after tree lined Wivenhoe location. Having been fully refurbished and redesigned by the current owners to an incredible specification and high quality finish this stylish home now offers flexible accommodation over two floors to include three first floor bedrooms, two en-suite bathrooms, galleried landing, a generous ground floor bedroom, study, snug, bathroom, living room, substantial open plan kitchen to dining area, utility room, gorgeous entrance hall, porch, garage, great garden and ample parking. Ideal for families and commuters alike with fast links to London Liverpool Street in just over the hour, on the doorstep there are woodland walks, good shops, pubs and restaurants, the beautiful waterfront and quayside, great schools and Essex University near by. Please call for further details. Guide price £800,000- £850,000



Property Details.

Ground Floor

Entrance Hall

Accessed via a bespoke solid Oak door, double glazed frosted window to side, brushed matt flooring, storage cupboard housing hot water cylinder, door to garage.

Hallway

Engineered oak flooring, two radiators, stairs raising to first floor with cupboards under, alarm system, doors to:

Snug

9' 9" x 8' 8" (2.97m x 2.64m) Double glazed window to side, radiator, oak flooring,.

Study



9' 2" x 6' 6" (2.79m x 1.98m) Window to front, radiator, oak floor, CAT-5 wiring.

Family Bathroom



Frosted window to side, panel bath, shower cubicle, wall hung wash hand basin, enclosed cistern WC, tiled floor and splash-backs.

Ground Floor Bedroom

15' 0" x 13' 2" (4.57m x 4.01m) Window to front, radiator.

Sitting Room



25' 0" x 11' 8" (7.62m x 3.56m) Window to side, log burner, two radiators, oak floor, open plan onto the dining room, CAT-5 wiring.

Kitchen/Dining Space



37' 6" x 15' 2" (11.43m x 4.62m) A beautifully open plan space including, under floor heating zoned system, three electric Velux windows, window to rear, the fitted white gloss modern German made kitchen includes, tiled floor, Neff Pyrolytic self cleaning oven and combination oven, Neff 5 ring gas hob, Neff integrated dish washer, pan draws quartz worktop, double bin draw, twin under-mounted Franke sink, breakfast bar, glass/stainless steel extractor fan, dining area includes Oak floor with large sliding doors onto the garden, part vaulted ceiling creating a light and airy space. CAT-5 wiring.

Utility Room

9' 0" x 5' 6" (2.74m x 1.68m) Frosted door to side, tiled floor, fitted cupboards, quartz worktop, washing machine, Franke under-mounted sink, integrated tumble dryer.

First Floor

Galleried Landing

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

Property Details.

Bedroom



15' 7" x 11' 0" (4.75m x 3.35m) Two Velux windows to rear, walk in wardrobe, two radiators.

Bedroom



12' 2" x 7' 5" (3.71m x 2.26m) Velux window to rear, radiator.

En-Suite



10' 0" x 6' 8" (3.05m x 2.03m) Velux window to front, tiled floor, panelled bath, corner shower, low level WC with enclosed cistern, vanity unit wash hand basin, tiled splash back, heated towel rail.

Bedroom

14' 0" x 10' 2" (4.27m x 3.10m) Window to front, two radiators.

En-Suite

6' 5" x 6' 5" (1.96m x 1.96m) Corner shower, vanity unit, wash hand basin, low level WC with enclosed cistern, heated towel rail, tiled floor.

Outside

Rear Garden



The enclosed private garden includes two sheds, side access via both aspects of the property via single and double gate, double socket point, outside tap, retained by hedging and privacy fencing, decking area and the remainder laid to mature lawn.

Garage and Driveway

A generous frontage allowing ample off road parking, retained by Picket fencing to the front and fencing to the side, mainly laid to stone with the reminder laid to mature lawn, garage includes frosted window to side, up and over door to front, power and light, loft with ample storage and ladder.

Agents Note

This property has has been designed to a high specification throughout.

