



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

Call to view 01206 820999



### 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



### Family Bathroom



### Ground Floor Bedroom

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

### Sitting Room



### Kitchen/Dining Space



### 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 remainder 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

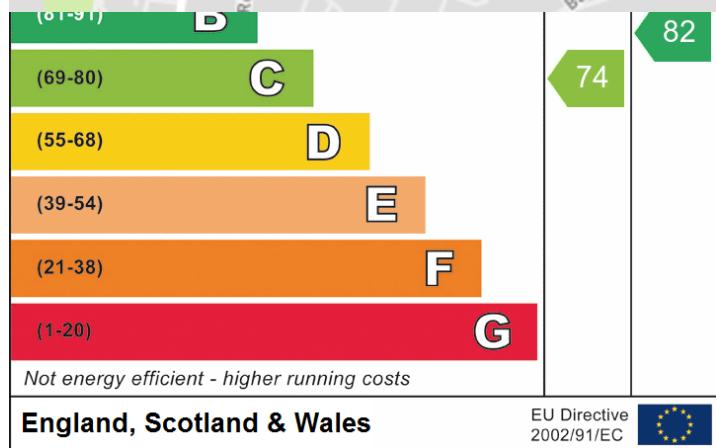
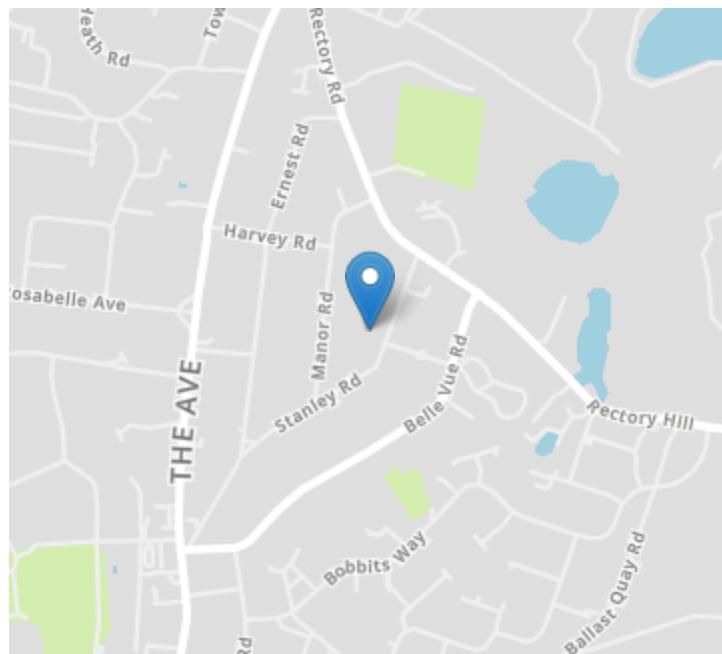
This property has been designed to a high specification throughout.

# 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.

