



- Detached Family House
- Four Good Sized Bedrooms
- Beautifully Presented
- Refurbished With Modern Fitments Throughout
- Kitchen/Family Room With Bi-Folds To Garden
- Landscaped Rear Garden
- Carport And Garage
- Private Estate With Lake Views

### 4 Littlefield Rectory Hill, Wivenhoe, Colchester, Essex. CO7 9LU.

An exceptionally well presented and recently refurbished to a modern specification throughout is this four bedroom detached house, positioned within this private quiet cul-de-sac with outstanding lake views. Originally built by highly reputable builders Jenny Moody this family home has great access to all of Wivenhoe's local amenities, outstanding schooling, popular restaurants and pubs and of course the main line train station with great links to London Liverpool Street. Offering spacious living accommodation on the ground floor to include a good sized lounge, dining room/playroom, Kitchen/Family Room with Bi-Folding Doors to Garden, Utility Room and downstairs cloakroom. Four bedrooms with en-suite to master and a family bathroom complete the first floor whilst externally there is a landscaped rear garden, car port, garage and ample off road parking. The current vendors have advised us that they have recently had planning permission passed for a loft conversion to create a master suite. Internal inspections are highly recommended.



# Property Details.

## Ground Floor

### Entrance Hall

With Oak floor, radiator, built in storage, stairs rising to first floor with storage under, security alarm system, doors to.

### Lounge



18' x 12' 5" (5.49m x 3.78m) With window to front with fitted wooden shutters and French doors to garden , two radiators, Oak floor

### Dining Room/Playroom/Snug



11' 9" x 9' 7" (3.58m x 2.92m) With window to front with fitted wooden shutters, radiator, Oak floor

### Cloakroom

With window to rear, tiled floor, radiator, enclosed cistern WC, Wall hung wash hand basin, tiled splashback.

### Kitchen/Family Room



17' x 14' 6" (5.18m x 4.42m) With window to rear and Bi-folding doors to garden, two feature wall radiators, tiled floor, a range of matching contemporary eye level and base units with drawers and Quartz worktop and upstand, integrated AEG dishwasher, integrated AEG tall fridge, AEG induction hob with matching extractor hood over, De Dietrich Pyrolytic double oven and microwave, inset Franke one and a half sink with drainer grooves, space for dining, door to.

### Utility Room

6' 11" x 5' 10" (2.11m x 1.78m) With door to side, tiled floor, contemporary matching eye level and base units with Quartz worktop and upstand, Franke inset one and half sink and drainer grooves, integrated AEG tall freezer, space and plumbing for washing machine.

## First Floor

### Landing

With window to rear, radiator, airing cupboard, doors to.

### Bedroom One



14' 11" x 10' 10" (4.55m x 3.30m) With window to front with fitted wooden shutters, radiator, laminate floor, two built in wardrobes, doors to.

### Dressing Room

8' 11" x 3' 5" (2.72m x 1.04m) With window to front with fitted wooden shutters, laminate floor, two built in wardrobes.

# Property Details.

## En-Suite



A modern bathroom suite obscure window to side, tiled floor and part tiled walls, wall hung wash hand vanity basin, enclosed cistern WC, shower cubicle, radiator and towel rail.

## Bathroom



Modern family bathroom with obscure window to side, tiled floor and part tiled walls, shower cubicle, enclosed cistern WC, wall hung wash hand basin, bath, radiator and towel rail.

## Bedroom Two



14' 8" x 8' 11" (4.47m x 2.72m) With window to rear, radiator with fitted wooden shutters, laminate floor, built in wardrobes and storage.

## Rear Garden



A generous landscaped rear garden enclosed by fencing with gated side access, patio area leading to lawn with steps to a raised area ideal for outdoor dining and space for bistro set. Various trees, shrubs and plants. Access to carport and door to garage.

## Bedroom Three



11' 1" x 8' 11" (3.38m x 2.72m) With window to rear with fitted wooden shutters, radiator, laminate floor

## Carport And Driveway

Adjacent to the property providing off road parking for several cars.

## Garage

17' x 9' 2" (5.18m x 2.79m) With double doors to front, window to side, power and light connected, eaves storage.

## Agents Note

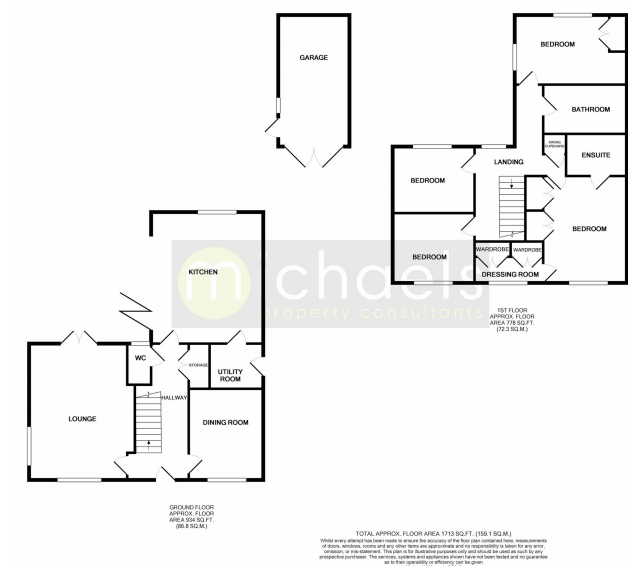
As previously mentioned this property resides in a private cul-de-sac with beautiful views of nearby lake. We have also been advised by the current vendor that a small maintenance charge of £250per annum is applicable for the maintenance of the communal areas and lake.

## Bedroom Four

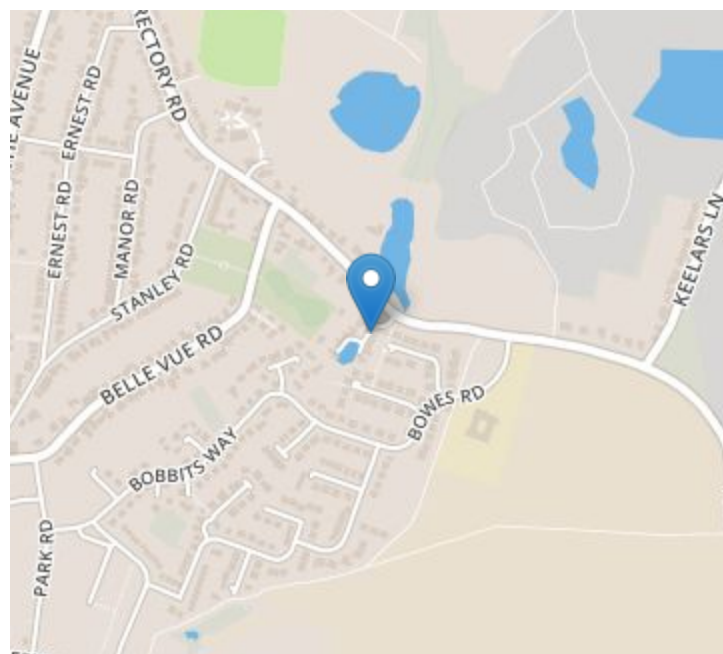
10' 8" x 8' 11" (3.25m x 2.72m) With window to front with fitted wooden shutters, radiator, laminate floor

# Property Details.

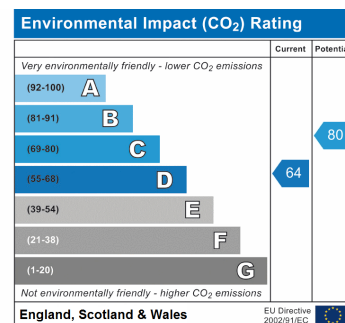
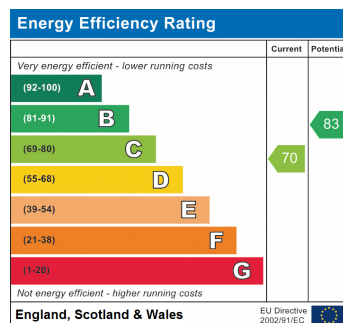
## Floorplans



## 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.