



- Sought After Position
- Private Road
- Minutes From Millfield School
- Mainline Station Access
- Garage And Carport
- Five Bedrooms
- Two En-Suites
- Over 2000sqft Of Accommodation

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

A prestigious and well presented detached house positioned overlooking a beautiful private lake within this quiet cul-de-sac with great access to all of Wivenhoe's local amenities, good schooling, restaurants, pubs, Essex University, the wonderful waterfront and of course the main line train station with great links to London Liverpool Street in just over the hour. With all this in mind it's no wonder The Sunday Times as names Wivenhoe the best place to live in the East of England 2024.



# Property Details.

## Ground Floor

### Entrance Hall

With radiator, limestone tiled floor, stairs rising to first floor with storage cupboard under, large coats cupboard, doors to.

### Lounge



19' 8" x 13' 4" (5.99m x 4.06m) With double glazed sash window to front, French doors to garden, three radiators, solid oak floor, gas feature fireplace, TV point.

### Dining Room



13' 4" x 9' 9" (4.06m x 2.97m) With double glazed sash window to front, radiator, solid oak floor.

### Cloakroom

With obscure double glazed window to rear, limestone tiled floor, radiator, close coupled WC, wash hand basin.

## Kitchen/Breakfast Room



16' 8" x 13' 0" (5.08m x 3.96m) With double glazed windows and doors to side and rear, karndean flooring, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset one and a half sink and drainer, NEFF appliances to include double oven, gas hob, dishwasher and fridge/freezer, space for breakfast table, door to utility room.

### Utility Room

7' 5" x 5' 9" (2.26m x 1.75m) With double window to side, karndean flooring, eye level units, worktops with space and plumbing for washing machine under.

## First Floor

### Landing

With double glazed sash window to front, double airing cupboard, stairs rising to first floor, doors to.

### Master Bedroom



19' 6" x 13' 6" (5.94m x 4.11m) Spacious main bedroom with double glazed sash window to front, obscure window to rear, two radiators, two built in double wardrobes, door to en-suite.

# Property Details.

## En-Suite One

With obscure double glazed window to rear, radiator, Herringbone laid Karndean flooring, close coupled WC, wash hand basin, double shower, extractor, shaver point.

## Bedroom Two



16' 7" x 13' 0" (5.05m x 3.96m) With double glazed window to side, radiator, built in double and single wardrobe, loft access, door to en-suite.

## En-Suite Two

With obscure window to side, radiator, Herringbone laid Karndean flooring, wash hand basin, close coupled WC, shower cubicle.

## Bedroom Five

12' 6" x 9' 10" (3.81m x 3.00m) With double glazed sash window to front, radiator.

## Family Bathroom



Four piece bathroom with obscure window to side, Herringbone laid Karndean flooring, panelled bath, close coupled WC, shower cubicle, wash hand basin.

## Second Floor

### Second Floor Landing

With Velux window to rear and doors to.

### Bedroom Three

15' 0" x 13' 6" (4.57m x 4.11m) With double glazed window to front, Velux window to rear, radiator.

### Bedroom Four

15' 0" x 13' 2" (4.57m x 4.01m) With double glazed window to front, radiator.

## Outside

### Rear Garden



An 'L' shaped rear garden enclosed by brick walling and fencing with gated side access, predominantly lawn with a patio area to the rear of the property, access to garage.

### Garage

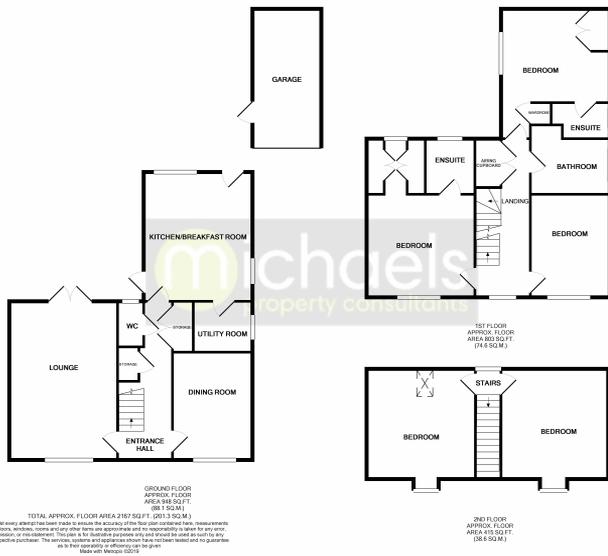
17' 1" x 8' 6" (5.21m x 2.59m) With double doors to front, single door to side, power and light connected.

### Carport & Garage

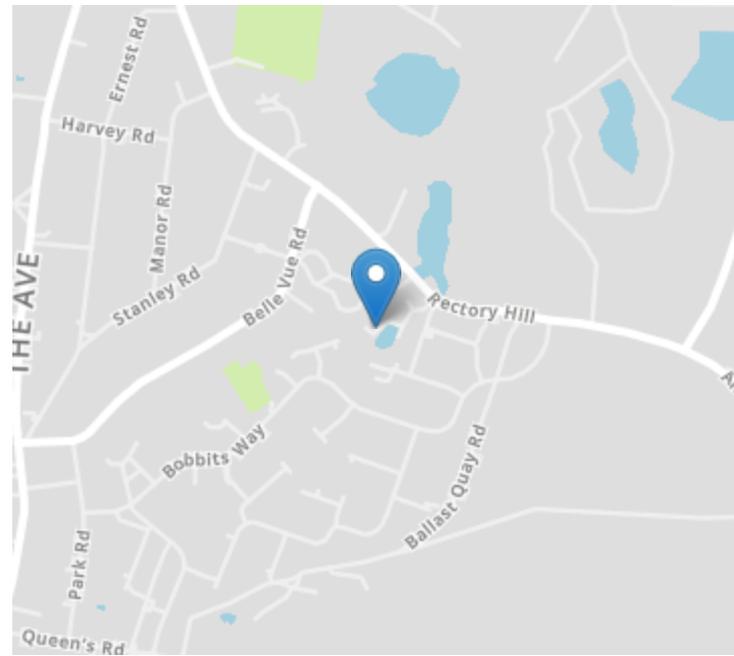
Carport in front of garage providing off road parking for several cars.

# 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.