



- Linked Detached House
- Five Bedrooms
- Two En Suites, Family Bathroom and WC
- Living Room
- Kitchen/ Diner
- Bespoke Shutters
- Walking Distance Of Wivenhoe Quay & Train Station
- Home Office/ Additional Reception Room

### 19 Merediths Close, Wivenhoe, Colchester, Essex. CO7 9GD.

An incredibly spacious and wonderfully presented link detached home in this popular mews position within lower Wivenhoe. Offering amazing accommodation to include five bedrooms with two en-suites, two reception rooms, family kitchen/diner, garage and carport, west facing garden and of course within easy reach of mainline station with good links to London in just over the hour. On the doorstep is Wivenhoe's waterfront and quayside, plenty of shops, pubs, restaurants and countryside walks.



# Property Details.

## Ground Floor

### Entrance Hall

Front door, radiator.

### Sitting Room



20' 8" x 10' 6" (6.30m x 3.20m) Double glazed windows to front and rear, bespoke shutters, three radiators, French doors opening onto rear garden.

### Kitchen/ Diner



17' 5" x 12' 0" (5.31m x 3.66m) Double glazed windows to rear, UPVC door, radiator, oak floor, bespoke shutters, under stairs storage, inset spot lights, fitted kitchen, range of wall and base units, laminate worktop, stainless steel sink, integrated gas hob, double oven, overhead fan, space for American fridge/freezer, dish washer and washing machine, open plan onto the dining room.

### Study

8' 5" x 8' 4" (2.57m x 2.54m) Double glazed window to front, radiator, bespoke shutters.

### WC

Double glazed window to front, radiator, inset spot lights, low level WC, wash hand pedestal basin.

## First Floor

### Landing

Airing cupboard, doors leading to:

# Property Details.

## Bedroom One



13' 11" x 14' 07" (4.24m x 4.45m) Double glazed windows to front and rear, bespoke shutters, two radiators, inset spot lights, fitted wardrobe.

## Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m) Double glazed windows to front, bespoke shutters, radiator, fitted wardrobes, door to:

## En Suite



Double glazed window to front, bespoke shutters, inset spot lights, low level WC, wash hand basin, part tiled walls.

## Bedroom Three

11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window to front, bespoke shutters, fitted wardrobes, door to:

## En Suite

Double glazed window to rear, bespoke shutters, low level WC, inset spot lights, wash hand basin, shower cubicle with tiled walls.

## Bedroom Four

9' 1" x 7' 3" (2.77m x 2.21m) Double glazed window to rear, bespoke shutters, fitted wardrobes.

## Bedroom Five

Double glazed window to front, bespoke shutters, radiator.

## Family Bathroom



Double glazed window to rear, bespoke shutters, tiled walls, inset spot lights, towel rail, low level WC, wash hand basin, panelled bath.

## Outside

## Garage & Off Road Parking

Off road parking via the carport, leading to the garage. The garage has electric door, power and side door to garden.

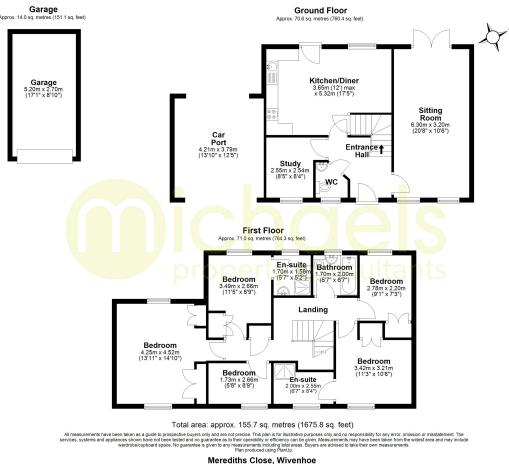
## Rear Garden



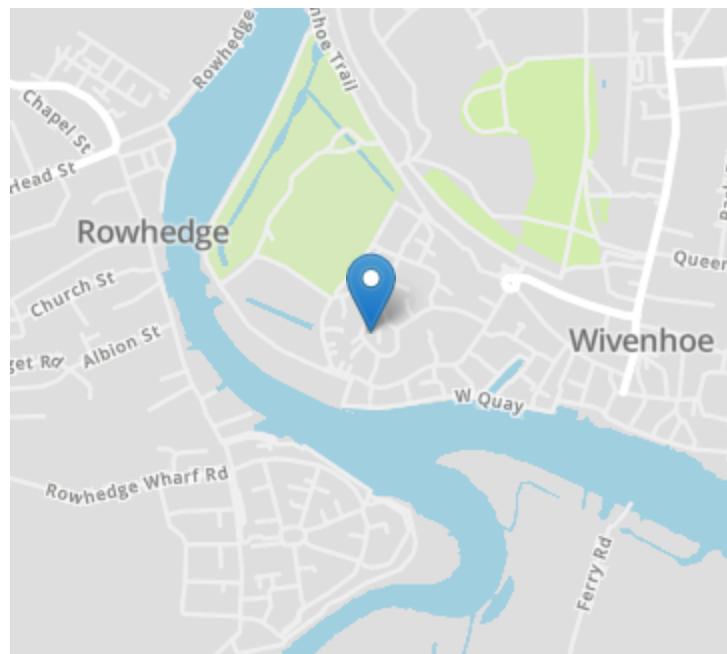
Well maintained west facing rear garden, patio area with the remainder laid to lawn, enclosed by fencing and side access to the driveway.

# 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.