



- Spectacular River Views
- Stylish and Contemporary
- Generous Balcony
- Four Bedrooms
- Three Bathrooms
- Off Road Parking
- Top Floor Loft Style Living
- High Specification
- Smart-Home Enabled
- Underfloor heating

### Mudflats, The Folly, Wivenhoe. CO7 9DB.

An exclusive opportunity to acquire this most sought after home in Lower Wivenhoe by the waterfront. Beautiful and incredible from top to bottom with amazing views over the river and across to Rowhedge. Awarded as the BEST place to live in the East of England 2024 by The Sunday Times, Wivenhoe is idyllically situated for mainline station access with links to London Liverpool Street in just over the hour, Wivenhoe's excellent array of pubs, shops and restaurants, waterside walks and nautical adventures on the river Colne.



# Property Details.

## Ground Floor

**Multi-zone underfloor heating throughout the ground floor.**

### Entrance Hall

Tiled flooring, meter cupboard, Oak stairs to first floor and doors to:

### Utility Cupboard

5' 6" x 2' 8" (1.68m x 0.81m) Tiled floor, space for washing machine and tumble dryer, including vented extraction.

### Kitchenette



10' 0" x 8' 5" (3.05m x 2.57m) With tiled floor, fitted units with worktop over, inset sink, fitted shelving and storage, space for fridge, tiled splashback and open plan to:

### Sitting Room



11' 6" x 10' 5" (3.51m x 3.17m) Tiled floor, French doors to courtyard garden, window to rear, bespoke voice-controlled electric blinds, doors to bedrooms.

### Bedroom

11' 9" x 11' 0" (3.58m x 3.35m) Tiled floor, window to rear.

## Bedroom

12' 11" x 11' 9" (3.94m x 3.58m) Tiled floor, window to front. bespoke work/study space built-in.

### Shower Room



Tiled walls, tiled floor, shower enclosure, enclosed cistern WC, ceramic wash hand basin, storage recess.

### Understairs "plant" cupboard

Folding oak door, modern system boiler, unvented hot water cylinder, underfloor heating manifold.

## First Floor

### Landing and Hallway

Tiled floor with underfloor heating, windows to side and front with voice controlled electric blinds, oak stairs to second floor and doors leading to:

### Master Bedroom



17' 1" x 16' 11" (5.21m x 5.16m) With a large bay window to front offering stunning river views and fitted storage seating, dividing wall creating bed space and dressing room space,

# Property Details.

fitted wardrobe space, anthracite contemporary radiators and door to:

## En-Suite



Tiled floor with underfloor heating, tiled walls, shower enclosure, enclosed cistern WC, ceramic wash hand basin, wall mounted tap, storage recess.

## Bedroom

14' 6" x 7' 3" (4.42m x 2.21m) Two windows to rear, anthracite contemporary radiator.

## Bathroom



Tiled floor with underfloor heating, obscure window to rear, large panel bath with wall mounted tap, walk in shower enclosure, tiled walls, enclosed cistern WC, twin sinks with wall mounted taps and storage recess under.

## Second Floor

## Open Plan Living/Kitchen/Diner



24' 7" x 24' 2" (7.49m x 7.37m) A stunning loft style room well lit from four Velux roof windows and the large sliding doors leading to the balcony with sublime views over the river and beyond to Rowhedge. Tiled flooring with underfloor heating throughout, three additional windows to rear, side and front, including views to Wet Dock, vaulted ceiling, walk in pantry cupboard, seating area, dining area, bespoke office area and kitchen area. The comprehensively fitted kitchen consists of a range of units and drawers with solid oak worktops over, matching island with breakfast bar area, inset gas hob and ample storage under, twin fitted ovens, butler sink with Kettle boiling water tap, integrated dishwasher and space for fridge/freezer.

## Outside

### Rear Courtyard

Enclosed by fencing with raised beds, patio area, two outside storage sheds, pergola, smart home sockets and lighting, bin store to rear.

### Parking

A block paved driveway provides off road parking and gated side access to the courtyard.

### Agents Note

Hard wired Ethernet ports on every floor, smart home voice controlled lighting, electric blinds, sockets, heating and fire detection system.

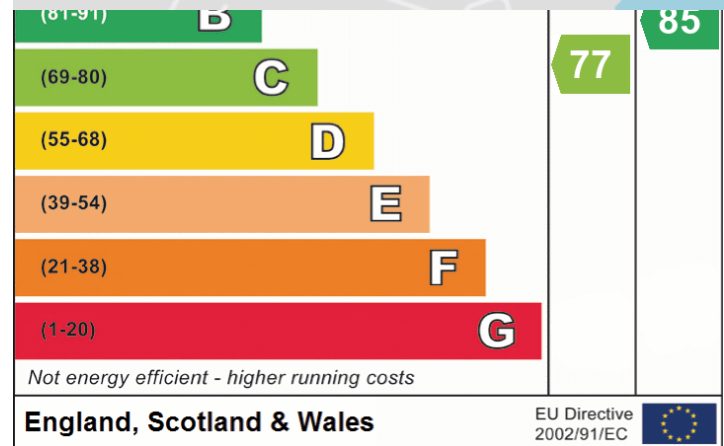
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 180sqm (2011 sq ft) (N/A)  
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of space, volume, mass and other data are approximate and should not be relied upon for any other purpose. The plans are for general guidance only and should be used as a guide to the general impression of the property. The agents accept no responsibility for any errors or omissions. Made with version 10.04

## 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.