



- Detached Family Home
- Substantial & Beautiful Gardens
- Four Double Bedrooms
- Two En Suite Bathrooms & Family Bathroom Plus Cloakroom
- Kitchen/ Breakfast Room With Island
- Three Reception Rooms
- Two Log Burners
- Ample Off Road Parking
- Utility Room & Double Garage

## Ridgeway Alresford Road, Wivenhoe, Colchester, Essex. CO7 9JX.

A substantial detached family home over 2500sqft of accommodation on offer ideal for multi generational living. This charming well appointed Vaughan & Blythe built home is sitting on just over 1/3 of an acre plot. The property offers spacious accommodation with three reception rooms, kitchen/breakfast room with island, conservatory overlooking the rear garden, cloakroom and a beautiful oak staircase leading to the first floor with two en-suites, family bathroom, four bedrooms including fitted wardrobes, double garage, large entrance driveway with ample parking and generous gardens. From the first foot through the door this property offers good quality fittings finished to a high standard throughout and is within easy reach of good transport links including station access in Wivenhoe with fast links of just over the hour to London Liverpool Street, good schooling, local shops, restaurants and amenities, countryside walks and of course the wonderful waterfront and quayside.



# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, double glazed window to front, radiator, inset floor mat, under stairs storage, smart thermostat.

### WC

Part tiled walls, radiator, wall mounted corner hand basin, low level WC, ceiling fan.

### Dining Room



15' 4" x 11' 09" (4.67m x 3.58m) Double glazed bay window to front, log burner, radiator.

### Living Room



20' 09" x 15' 4" (6.32m x 4.67m) Double glazed window to rear & side, two radiators, inset spot lights, French doors opening onto the rear garden, brick fireplace with log burner.

### Study/Reception Room

11' 08" x 10' 8" (3.56m x 3.25m) Double glazed window to rear, radiator.

## Kitchen/Breakfast Room



19' 08" x 12' 01" (5.99m x 3.68m) Double glazed window to front, inset spot lights, fitted white gloss modern kitchen including a range of wall and base units, island with breakfast bar, pull out plug socket, quartz worktops, integrated Neff induction hob, double slide and hide oven, combination oven/microwave, warming drawer, two fridge/freezers, inset sink, space for wine cooler.

### Utility

12' 06" x 9' 09" (3.81m x 2.97m) Double glazed window to rear and door, inset lights, range of wall and base units, quartz worktops, stainless steel sink, space for washing machine & tumble dryer.

### Conservatory



12' 06" x 9' 09" (3.81m x 2.97m) Double glazed windows to side and rear, French doors opening onto the rear garden.

## First Floor

### Landing

16' 06" x 7' 6" (5.03m x 2.29m) Double glazed windows to front, radiator, airing cupboard, loft access (The loft is insulated and part boarded)

# Property Details.

## Bedroom One



15' 03" x 12' 0" (4.65m x 3.66m) Double glazed window to front, radiator, two double door fitted wardrobes, door to:

## En Suite



Double glazed obscure window to side, under floor heating, part tiled walls, towel rail, double sink vanity unit, walk in shower, low level WC, wall mounted fan.

## Bedroom Two



14' 01" x 11' 10" (4.29m x 3.61m) Two double glazed window to front, radiator, fitted wardrobe, door leading to:

## En Suite

Inset spot lights, tiled walls, under floor heating, wall mounted radiator, low level WC, vanity unit, shower enclosure, ceiling mounted fan.

## Bedroom Three

13' 04" x 11' 05" (4.06m x 3.48m) Double glazed window to rear, fitted wardrobes.

## Bedroom Four

12' 3" x 9' 09" (3.73m x 2.97m) Double glazed window to front, radiator two fitted wardrobes.

## Family Bathroom



Double glazed obscure window to rear, radiator, loft access, shower enclosure, panelled bath, tiled splash back, low level WC, wash hand pedestal basin.

## Outside

### Off Road Parking & Garage

A well established driveway, mainly laid to stone, also including block paving and the remainder laid to lawn, retained by hedging, detached double garage with electric garage doors, power and light.

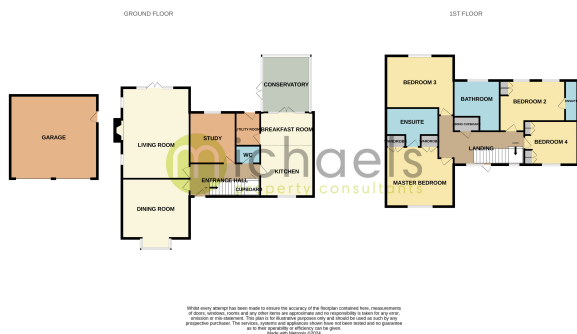
## Garden



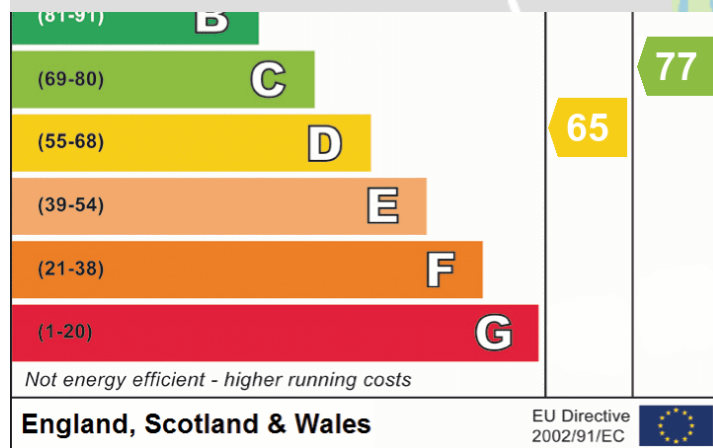
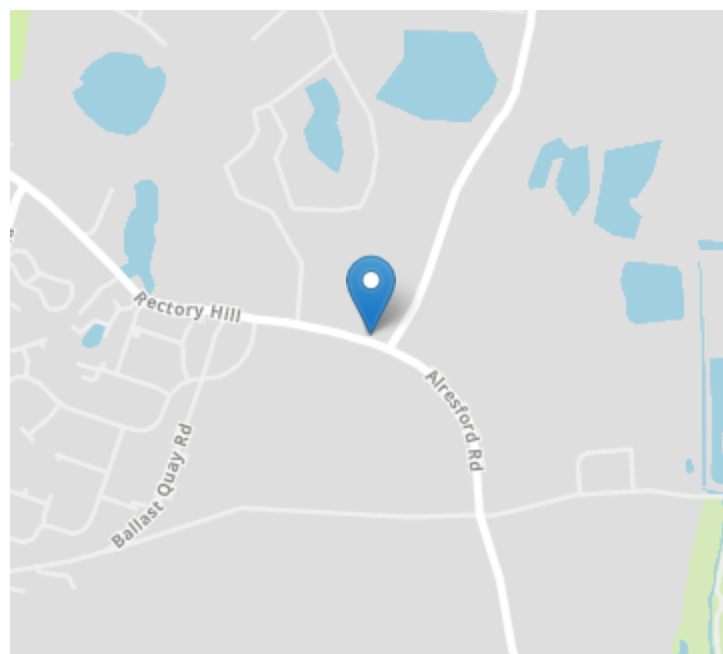
A beautiful private rear garden mainly laid to established lawn, two patio areas, water feature centre to the garden, large summer house with power, well stocked with mature shrubs and trees, summer house, oil tank, side double gated access retained by hedging and fencing.

# 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.