



- Large Garden
- Sought After Road
- Stylish and Contemporary
- Extended & Improved
- Detached Home
- Large Kitchen With Bi-Fold Doors
- Flexible Accommodation
- Mainline Station Access

110 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LJ.

Guide £625,000 - £650,000. A beautifully presented detached family home with extended flexible accommodation in this sought after Wivenhoe road. Offering brilliant open plan space from a stylish rear extension with roof lantern and Bi-Fold doors leading to a fabulous rear garden, further snug/lounge, utility room, ground floor WC, ground floor bedroom suite with walk in wardrobe and en-suite shower room whilst on the first floor there are three good sized bedrooms, a further small room which can be used as a nursery or study and family bathroom. Outside there is ample off road parking, access to the half garage and in the generous rear garden there is a patio area and large summer house. All this on the doorstep of mainline station with fast access to london liverpool in just over the house, the wonderful waterfront and quayside, ample pubs and restaurants alongside all day to day amenities. All this adds up to why Wivenhoe was voted again this year in the best places to live by the Sunday Times. Call to view.



Property Details.

Ground Floor

Entrance Hall

16' 5" x 8' 5" (5.00m x 2.57m) Two Velux windows to front, stairs to first floor with storage cupboard under, door to WC, door to garage and doors to:

WC

Close coupled WC, wash hand basin.

Kitchen/Dining/Living Space



28' 8" x 17' 7" (8.74m x 5.36m) Twin Bi-Folds to rear, roof lantern, tiled floor with underfloor heating to rear section, a stylish and modern range of fitted units and drawers with worktops over, inset sink and drainer, pantry unit, carousel cupboards, Neff hide and slide oven, Neff combi oven, Neff warming drawer, integrated dishwasher, bin cupboard, induction hob with contemporary extractor over, space for American style fridge/freezer and doors to.

Lounge/Snug



13' 3" x 10' 4" (4.04m x 3.15m) French doors to rear, feature radiator.

Utility Room



9' 0" x 7' 8" (2.74m x 2.34m) Door to side, window to side, fitted units with worktop and inset sink, space and plumbing for washing machine and tumble dryer, radiator, tiled splashbacks.

Ground Floor Bedroom



14' 0" x 11' 6" (4.27m x 3.51m) Bow bay window to front, walk in wardrobe, feature recessed log burning stove, radiator and door to en-suite.

En-Suite Shower Room

8' 2" x 5' 6" (2.49m x 1.68m) Window to side, walk in shower enclosure, pedestal wash hand basin, close coupled WC.

First Floor

Landing

With doors to.

Property Details.

Bedroom



13' 4" x 11' 4" (4.06m x 3.45m) Offering walk in wardrobe, air conditioning unit, window to front, radiator.

Bedroom



10' 2" x 8' 10" (3.10m x 2.69m) Window to front, radiator.

Bedroom

11' 6" x 9' 3" (3.51m x 2.82m) Window to front and radiator.

Bedroom/Study

7' 7" x 6' 0" (2.31m x 1.83m) Window to front, radiator.

Bathroom



Walk in shower enclosure, panel bath with shower attachment, wall hung wash hand basin, close coupled WC, window to rear, heated towel rail and tiled splashbacks.

Outside

Rear Garden



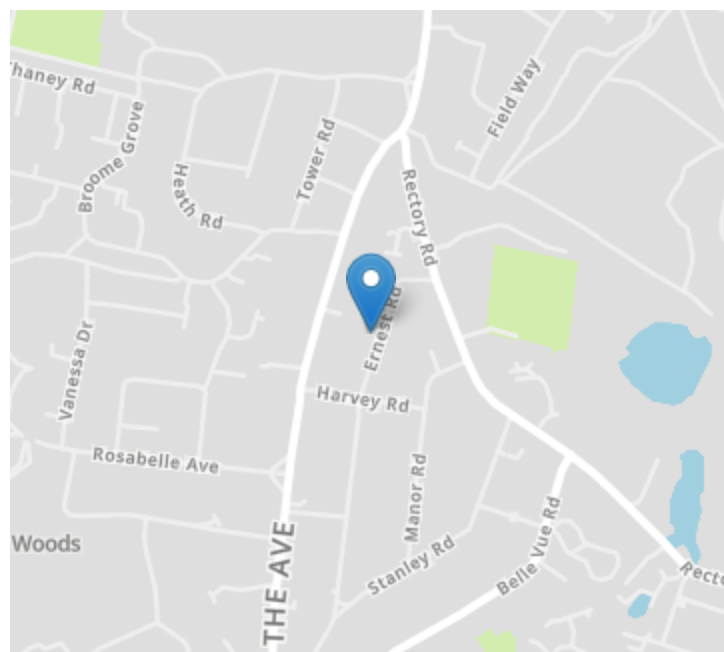
Commencing with patio area with the remainder laid to lawn, all enclosed by panel fencing, raised beds, gated side access, garden shed and large summer house.

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.