



- Close To Station
- Close To Waterfront
- Stylish and Contemporary
- Five Bedrooms
- Garage And Parking
- Versatile Accommodation
- Rear Garden
- Updated and Upgraded

52 Old Ferry Road, Wivenhoe, Colchester, Essex. CO7 9SW.

Guide Price £700,000 to £750,000 A beautifully presented and wonderfully improved home totalling over 2000Sqft and just a stones throw away from the waterfront, quayside and mainline station with fast links to London Liverpool Street Station in just over the hour. This exceptional home has been upgraded and improved to a high standard and now offers five bedrooms with the master having a large dressing area and en-suite, three further bathrooms, 20ft living room, spacious modern kitchen/diner, garden, garage and carport.



Property Details.

Ground Floor

Entrance Hall

Solid wood flooring, storage cupboard, stairs to first floor and doors leading to.

Sitting Room



20' 7" x 10' 6" (6.27m x 3.20m) Twin casement windows to front, French doors to rear garden, solid wood flooring, feature fireplace with mantel.

Ground Floor WC



Close coupled WC, wash hand basin.

Dining Room



12' 1" x 10' 6" (3.68m x 3.20m) Twin casement windows to front, solid wood flooring open plan to:

Kitchen



17' 1" x 12' 1" (5.21m x 3.68m) Twin casement windows to rear, door to rear garden, fitted pantry cupboard, solid wood flooring, a contemporary refitted kitchen with a range of fitted units and drawers.

First Floor

Landing

With stairs to second floor, storage cupboard, casement window to front and doors to.

Property Details.

Master Suite



15' 9" x 10' 10" (4.80m x 3.30m) Plus Dressing Room of 10' 11" x 10' 8" (3.33m x 3.25m) Plus En-Suite.

Offering Casement windows to front and rear, a full range of fitted wardrobes and fully refitted en-suite including walk in shower.

Bedroom

12' 3" x 10' 6" (3.73m x 3.20m) Window to rear, fitted wardrobes, door to en-suite.

En-Suite WC



Obscure window to rear, WC, wash hand basin.

Bedroom

10' 6" x 6' 7" (3.20m x 2.01m) Twin casement windows to front.

Bathroom

Obscure window to rear, a fully refitted bathroom suite to include walk in shower, panel bath, enclosed cistern WC, wash hand basin, heated towel rail.

Second Floor

Landing

Velux window to rear, airing cupboard and doors to.

Bedroom

14' 5" x 10' 10" (4.39m x 3.30m) Window to front, door to en-suite.

En-Suite

Velux window, walk in shower, close coupled wc, vanity wash hand basin, heated towel rail.

Bedroom

16' 10" x 10' 8" (5.13m x 3.25m) Window to front, Velux to rear.

Outside

Garden



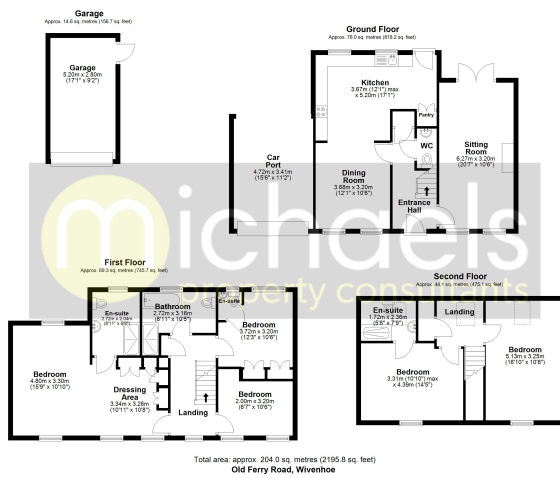
A brilliantly landscaped rear garden all secure and enclosed with lawn area, patio, various shrubs and plants and gate to carport and garage.

Carport And Garage

17' 1" x 9' 2" (5.21m x 2.79m) Garage offers power and light with garage door to front. The carport has had a further garage door fitted to provide further secure space.

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.