



- Close To Train Station
- Detached Home
- Modern Throughout
- Beautiful Garden
- Garage and Parking
- Four Bedrooms
- En-Suite to Master
- Conservatory

22a Stanley Road, Wivenhoe, Colchester, Essex. CO7 9LR.

An immaculate and stylish detached home in this sought after position within simple reach of Wivenhoe's mainline train station with fast links to London Liverpool Street station in just over the hour. Offering four first floor bedrooms, contemporary bathroom, en-suite to master, Modern kitchen, living room, dining room, conservatory, garage, parking and beautiful garden. Wivenhoe also offers the wonderful waterfront and quayside, good local shops, bus routes and Essex University close by please call for details.



Property Details.

Ground Floor

Entrance Hall

Access is made via a composite door with two windows to side, stairs to first floor with storage cupboard under, radiator, wood effect flooring and doors to.

Kitchen



11' 4" x 8' 10" (3.45m x 2.69m) Window to front, wood effect floor, a modern range of fitted units and drawers with worktops over, inset sink, inset NEFF hob, Neff Extractor over, inset Neff oven and Neff grill oven, integrated fridge/freezer, space for washing machine, space for dishwasher, matching eye level units, matching upstands.

Dining Room



11' 10" x 10' 0" (3.61m x 3.05m) Window to side, radiator, open arch to Living Room.

Living Room



18' 2" x 10' 8" (5.54m x 3.25m) Window to rear, french doors to conservatory, radiator, stone fireplace with fire inset, door to hallway.

Conservatory



16' 9" x 10' 9" (5.11m x 3.28m) Brick plinth and Upvc construction, radiator, french doors to garden.

First Floor

Landing

With loft access, airing cupboard and doors to.

Property Details.

Bedroom One



14' 2" x 10' 9" (4.32m x 3.28m) Twin sash windows to rear, radiator, door to en-suite.

En-Suite



Obscure window to side, shower cubicle, close coupled WC, pedestal wash hand basin, heated towel rail, wood effect flooring.

Bedroom Two



11' 5" x 9' 7" (3.48m x 2.92m) Sash window to front, radiator.

Bedroom Three

11' 6" x 8' 3" (3.51m x 2.51m) Window to front, radiator.

Bedroom Four

11' 1" x 7' 1" (3.38m x 2.16m) Window to rear, radiator.

Bathroom



Window to side, P shape bathe with screen and shower over, vanity WC and vanity wash hand basin with storage, heated towel rail, tiled splashbacks, wood flooring.

Outside

Garage and Parking

17' 8" x 9' 8" (5.38m x 2.95m) With up and over door to front, power and light connected, gas boiler on wall, block paved driveway to front providing off road parking.

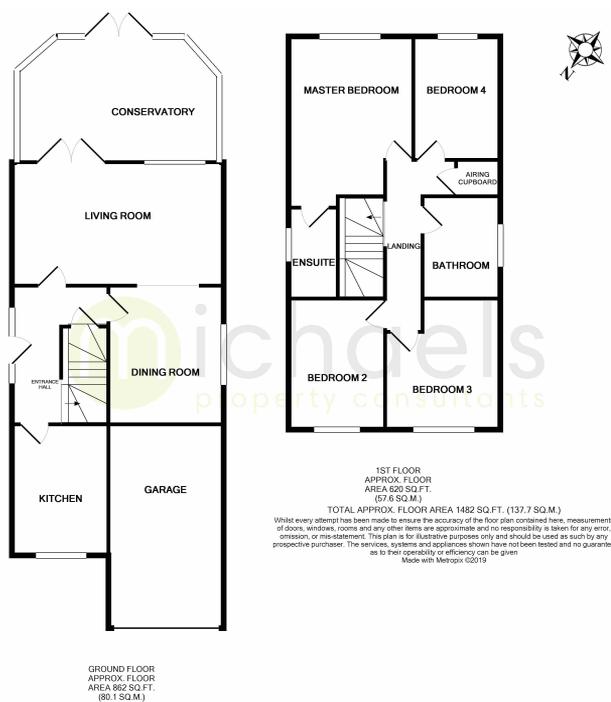
Garden



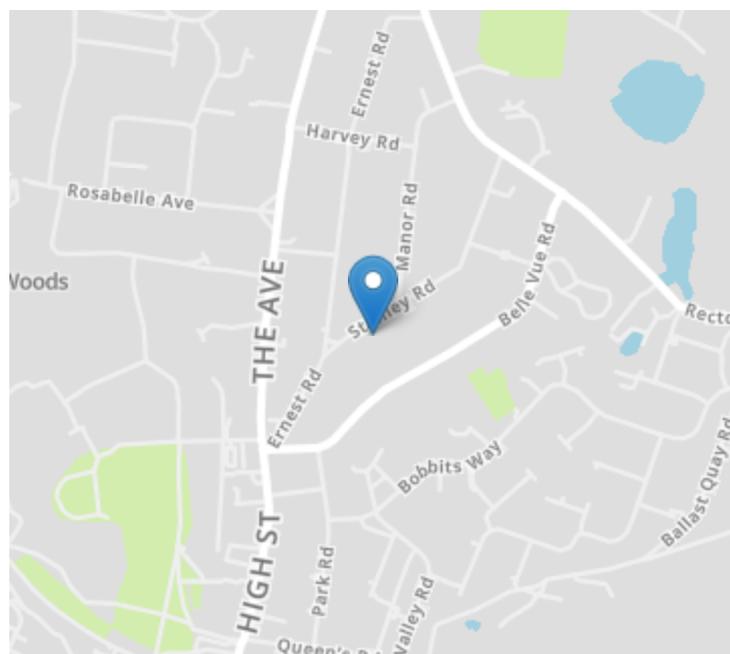
A generous and beautifully landscaped garden with gated side access, patio area, mainly laid to lawn with various shrubs and plants, garden shed, summer house, all enclosed by panel fencing and south east facing.

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.