



- Stunning Detached Property
- Three bedrooms
- Recently Decorated
- Open Plan Kitchen/Dining/Family Space
- Bi-Folding Doors To The Rear Garden
- Lower Wivenhoe
- Short Walk To Station And River Front
- Log Burner

Glance Lodge De Vere Lane, Wivenhoe, Colchester, Essex. CO7 9AU.

Offered for sale is this stunning three bedroom detached property residing in a splendid position in Lower Wivenhoe, opposite open parkland and within a short stroll of the Mainline Station and the River Front. This property has been refurbished to a high specification and recently redecorated and enjoys a wealth of contemporary accommodation over two floors - the open plan kitchen/dining/family space being a particular highlight, having bi-folding doors which span across the rear end of the house and out to the rear garden. Accommodation also offers three bedrooms with fitted wardrobes, family bathroom, living room with log burner, home office, utility and WC. The property also enjoys fabulous views to the rear over Wivenhoe Bowls Club. Ideal for a young family or working professional, full inspections are essential to appreciate the attention to detail and accommodation offer.



Property Details.

Ground Floor

Reception Hall

Solid oak flooring, underfloor heating, inset spotlights, under stairs storage cupboard, stairs to first floor, doors to:

Cloakroom

Solid oak flooring, underfloor heating, contemporary white suite comprising of low level WC and vanity hand wash unit with storage under, inset spotlights, extractor.

Living Room/Snug



10' 9" x 10' (3.28m x 3.05m) Solid oak flooring, underfloor heating, cast iron log burner to remain with tiled hearth, double glazed sash window to front.

Study



6' 7" plus utility recess x 6' 7" (2.01m x 2.01m) Solid oak flooring, underfloor heating, double glazed sash window to front, inset spotlights, recess housing space for washing machine and tumble dryer.

Kitchen/Dining/Family Room



24' x 14' (7.32m x 4.27m) A fabulous bright room featuring full width bi-folding doors opening out to the rear garden, electric blinds to the bi-folds, solid oak flooring, underfloor heating, inset spotlights, high quality fitted kitchen comprising of a range of base and eye level units with solid oak working surfaces and quartz worktop to the island with butler sink right hand drainer groves and instant hot water tap, tiled splash backs, gas range cooker to remain with integrated extractor hood above, built in dishwasher and microwave, space for American style fridge/freezer to remain at the property.

First Floor

Landing

Radiator, inset spotlights, large walk in airing cupboard storage which is partially shelved, doors to:

Property Details.

Bedroom One



12' 5" x 11' 4" (3.78m x 3.45m) Radiator, double glazed sash window to rear, built in treble wardrobe.

Bedroom Two

11' 1" x 10' 3" (3.38m x 3.12m) Radiator, double glazed sash window to side, built in treble wardrobe, loft hatch.

Bedroom Three

10' x 7' 5" (3.05m x 2.26m) Radiator, double glazed sash window to rear, built in wardrobe.

Bathroom



Solid oak flooring, chrome heated towel rail, contemporary white suite comprising of low level WC, vanity hand wash basin with storage cupboards under, panel bath with tiled splash backs, mixer taps and shower attachment over, separate walk in double shower are with fully tiled surround rainforest shower over and additional shower attachment, inset spotlights, extractor fan, double glazed window to side.

Outside

The front of the property is approached by a spacious block paved driveway providing off road parking for several cars and an electric vehicle charging point.

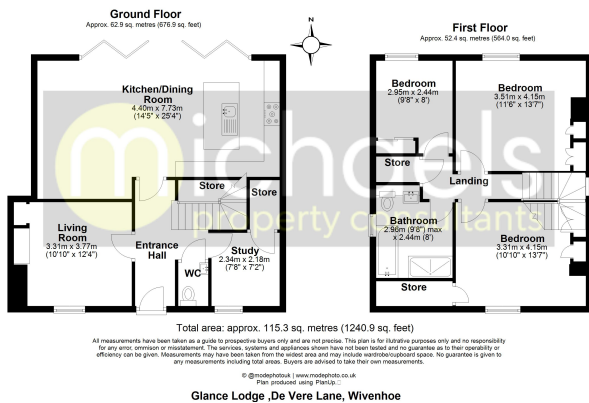
Rear Garden



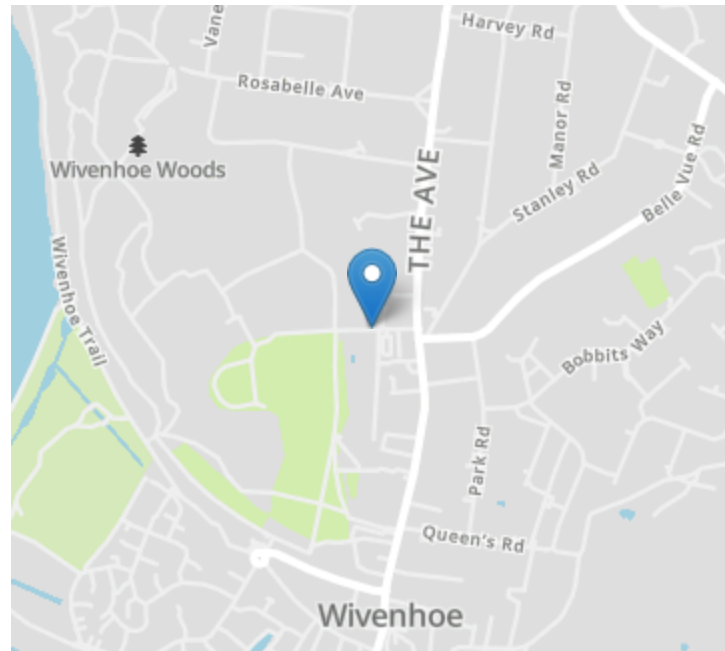
To the rear of the property there is an attractive garden, of a low maintenance court yard laid to paving, enclosed by contemporary fencing and unoverlooked, side access and lean to shed with power running the length of the property.

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.