



- Lower Wivenhoe
- Detached Home
- Stylish and Contemporary
- Open Plan Design
- Generous Garden
- Off Road Parking
- Three bedrooms
- En-Suite To Master

## 23a Belle Vue Road, Wivenhoe, Colchester, Essex. CO7 9LD.

A beautifully presented and wonderfully designed home built in 2017 to a high specification by the current owners. This remarkable house offers contemporary open plan living downstairs from its 37ft lounge/kitchen/diner with large sky lantern and bi fold doors to the rear garden and luxury fitted kitchen with island. Also on the ground floor there is a cloakroom/utility room, storage cupboard and entrance hall. On the first floor there are three bedrooms with en-suite to master and family bathroom off a generous landing. The rear garden is wonderfully landscaped and offers large patio, further raised patio, lawned area, garden shed and hard standing giving potential for a home office or studio. Wivenhoe offers mainline station with links to London Liverpool Street in just over the hour, a range of shops, restaurants and pubs, good schools, countryside walks, Essex university access and of course the beautiful waterfront and quayside.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor and door to.

### Lounge/Kitchen/Diner



37' 1" x 17' 5" (11.30m x 5.31m) With Bi-Fold doors flush and open to patio and rear garden, large sky lantern over lounge area, oak effect flooring with heating under, TV point, recessed lighting, bay window to front, storage cupboard. The kitchen comprises of a contemporary range of high gloss handle-less units and drawers with Corian worktops over, inset LED lighting, inset Neff induction hob, enclosed extractor over, integrated fridge/freezer, integrated dish washer, Neff hide and slide oven, Neff combi oven, central island with ample seating space, storage under, Corian worktop and inset sink with draining grooves.

## WC/Utility Room



Window to side, enclosed cistern WC, wall hung vanity wash hand basin, half tiled walls, space and plumbing for washing machine, worktop over with tiled splashback.

## First Floor

### Landing



Window to side, loft access and doors to.

### Bedroom One



10' 6" x 8' 2" (3.20m x 2.49m) Plus bay window to front, radiator, wardrobe space and open to en-suite.



# Property Details.

## En-Suite



Window to front, walk in double shower, vanity wash hand basin, vanity WC, tiled floor, heated towel rail, half tiled walls.

## Bedroom Two



9' 4" x 8' 1" (2.84m x 2.46m) Window to rear, radiator.

## Bedroom Three



8' 8" x 7' 11" (2.64m x 2.41m) Window to rear and radiator.

## Bathroom



Obscure window to side, P shape bath with screen and shower over, wall hung wash hand basin, wall hung WC with enclosed cistern, herringbone tiled floor, tiled walls, heated towel rail.

## Rear Garden



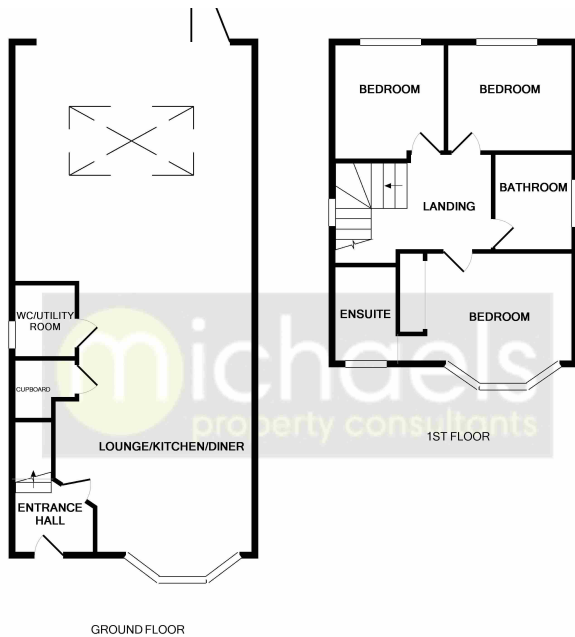
An incredible space open from the living space with a limestone patio, dwarf wall retains a further large Indian sandstone patio, further fenced lawn area, garden shed and large concrete base easy for a home studio or cabin. Gated side access to the front.

## Driveway and Parking

Block paved driveway provides off road parking with gated side access.

# Property Details.

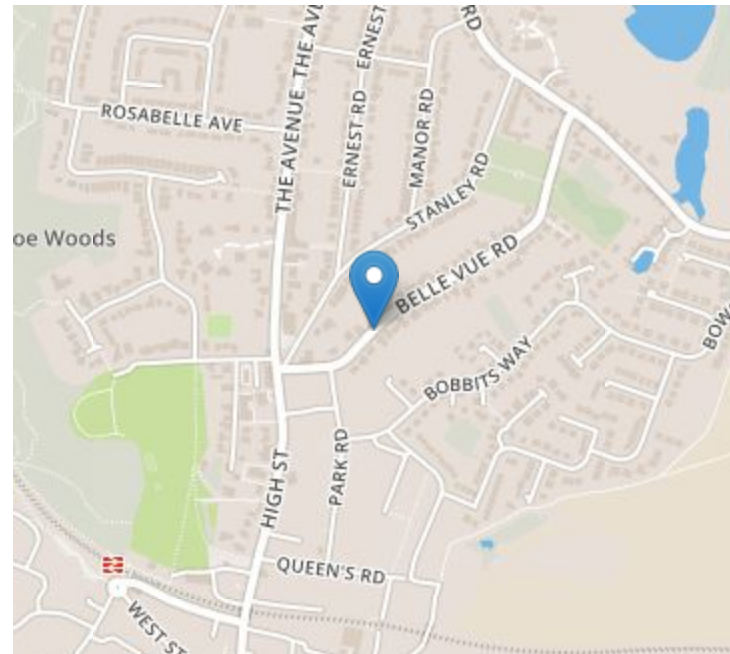
## Floorplans



TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

## 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.