



- Close To Train Station
- Stunning Views
- Lower Wivenhoe Position
- Five Bedrooms
- Three En-Suites
- Laundry Room
- Garage And Parking
- Lovely Garden

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

A beautifully presented and spacious home of some 2000sqft situated in this enviable position within lower Wivenhoe offering wonderful views over the marshes and estuary across to Rowhedge. Situated over three floors and to include two bedrooms and shower on the second floor, three bedrooms, two with ensuite and a family bathroom on the first floor and on the ground floor there is a entrance hall, cloakroom, study, living room, kitchen/breakfast room and large conservatory used as a snug and dining room. Externally there is a garage, garden and off-road parking. Being nicely positioned for quick access to the mainline station with fast links to London Liverpool Street in just over the hour, riverside walks along the Wivenhoe trail through to the University and of course access to the waterfront, restaurants, pubs and shops.



Property Details.

Ground Floor

Entrance Hall

Wood flooring, radiator with cover, stairs to first floor with storage under, doors to.

Living Room



21' 10" x 9' 6" (6.65m x 2.90m) Bay window to front, French doors to rear, composite stone fireplace with living flame gas fire, radiators.

Study



9' 9" x 8' 2" (2.97m x 2.49m) Wood floor, fitted cupboard, bay window to front, radiator.

Kitchen/Breakfast Room



16' 0" x 12' 11" (4.88m x 3.94m) Wood flooring, window and door to rear, a modern range of fitted units and drawers with worktops over, inset sink and drainer, range cooker with extractor over, space for fridge/freezer, matching eye level units, prep island with storage, space for dining table.

Ground Floor WC

Close coupled WC wash hand basin, tiled splashbacks, radiator.

Conservatory



23' 0" x 9' 0" (7.01m x 2.74m) Brick plinth and Upvc construction with doors to garden.

First Floor

Landing

With stairs to second floor and doors to.

Property Details.

Bedroom



12' 1" x 9' 11" (3.68m x 3.02m) Bay window to front, radiator, fitted wardrobes and twin doors to.

En-Suite

Window to rear, wood flooring, corner shower cubicle, close coupled WC, pedestal wash hand basin, fitted storage.

Bedroom

9' 7" x 9' 6" (2.92m x 2.90m) Bay window to front, radiator, fitted wardrobes and door to.

En-Suite

Window to front, corner shower cubicle, close coupled WC, vanity wash hand basin, tiled splashbacks.

Bedroom

10' 9" x 9' 0" (3.28m x 2.74m) Window to front, radiator, fitted wardrobe.

Laundry Room

9' 0" x 6' 9" (2.74m x 2.06m) Window to rear, radiator, wood flooring, spaces for appliances.

Family Bathroom

Window to rear, panel bath, separate shower cubicle, close coupled WC, pedestal wash hand basin, extractor, tiled walls.

Second Floor

Landing

Doors to.

Bedroom



14' 6" x 9' 2" (4.42m x 2.79m) Window to front, Velux window to rear, fitted wardrobe, radiator.

Bedroom

14' 6" x 7' 10" (4.42m x 2.39m) Window to front, Velux to rear, a full range of fitted storage, airing cupboard, radiator.

Shower Room

Velux window to rear, shower cubicle, heated towel rail, close coupled WC, wash hand basin, tiled floor and splashbacks.

Outside

Garage and Parking

Up and over door to front, power and light connected, door to garden, parking in front.

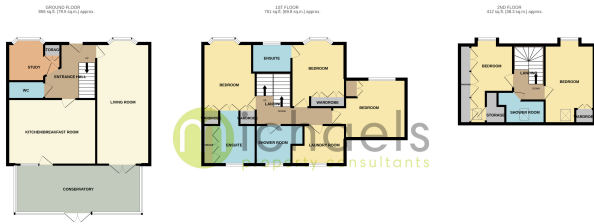
Gardens



Rear garden starts with a decking area and the remainder mainly laid to lawn, various shrubs and plants, all enclosed by panel fencing, gated side access. The front garden offers various shrubs and plants space for seats and path to door.

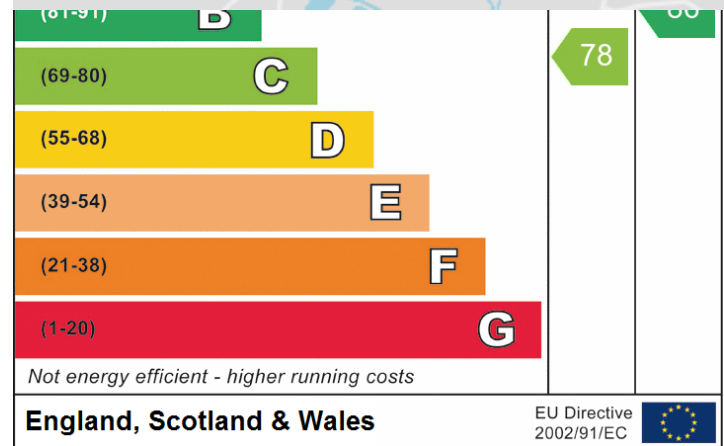
Property Details.

Floorplans



TOTAL FLOOR AREA: 205 sq ft (19.1 sq m)
 *All areas shown have been built to ensure the accuracy of the floor plans. Measurements of floors, rooms, corridors and stairs are for general guidance only and do not constitute a guarantee of the accuracy of the plans. All areas shown are for information only and do not constitute a guarantee of the accuracy of the plans. The services, systems and appliances shown are for information only and do not constitute a guarantee of the accuracy of the plans. All areas shown are for information only and do not constitute a guarantee of the accuracy of the plans.

Location



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.