



- Over 2100sqft Of Accommodation
- Four Bedrooms
- Bathroom and Shower Room
- Large Driveway
- Studio and Home Office
- Stylish and Contemporary
- Solar Panels
- Underfloor Heating
- Central Position

10 Ernest Road, Wivenhoe, Colchester, Essex. CO7 9LG.

A wonderful detached home with over 2100sqft of accommodation tucked away in central Wivenhoe just moments away from everything this stunning town has to offer. The mainline station with its fast links to London Liverpool Street in just over the hour to the beautiful waterfront and Quayside are just a couple of the reasons the Sunday Times has named Wivenhoe as the best place to live in the East of England 2024. This thoughtfully designed and thoroughly renovated home offers sensational accommodation all on one level and all meticulously finished to a high specification. Highlights include four double bedrooms, a designer bathroom and a separate shower room, large contemporary kitchen/diner, spacious living room, generous garden with wonderful outbuildings to include a studio and an attached home office again beautifully presented, solar panels on an incredible transferable tariff and so much more. One not to be missed so please call for further information.



Property Details.

All Accommodation On One Level

Entrance

Porcelain tiled entrance with hand made solid wood door and sidelights to.

Reception Hall

Oak flooring with heating under, three large storage cupboards, airing cupboard and doors to.

Kitchen/Diner



22' 2" x 16' 9" (6.76m x 5.11m) With sliding aluminium doors, large roof lantern opening to living room, solid wood flooring with heating under, a stylish range of handleless units with Quartz worktops over, dividing breakfast bar are with inset downdraft hob, butler sink with mono mixer tap, space and plumbing for American style fridge/freezer, fitted oven and combination oven, integrated dishwasher, recessed washing machine and tumble dryer.

Living Room



17' 4" x 15' 8" (5.28m x 4.78m) Window to rear with shutters, solid wood flooring with heating under.

Bedroom



17' 1" x 11' 1" (5.21m x 3.38m) Sliding Aluminium doors to rear, full wall length of fitted wardrobes, solid wood floor with heating under.

Bedroom



15' 8" x 12' 4" (4.78m x 3.76m) Window to front with shutters, solid wood floor with heating under.

Property Details.

Bedroom



15' 7" x 10' 5" (4.75m x 3.17m) Window to side with fitted shutters,, solid wood flooring with heating under.

Bedroom

12' 5" x 10' 9" (3.78m x 3.28m) Window to front with shutters, solid wood floor with heating under.

Shower Room

Tiled floor with heating under, half tiled walls, obscure window to side, shower cubicle, wall mounted vanity wash hand basin, enclosed cistern WC, heated towel rail.

Bathroom



An indulgent bathroom suite comprises of a large freestanding Albion Bath company slipper bath, walk in shower, large wall mounted vanity wash hand basin, enclosed cistern WC, tiled floor with heating under and half tiled walls.

Rear Garden



A wonderful South East facing garden being mainly laid to lawn with a good variety of trees, shrubs and plants, all enclosed by fencing, hedging and walls, patio area, space for Hot Tub and access to outbuildings.

Studios



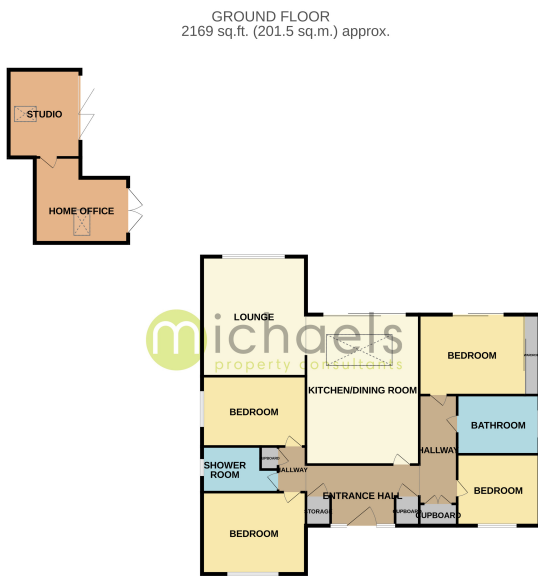
Having only recently being commissioned, built with planning permission to a high standard, room one is 14'1 x 12'11 with French doors to front, Velux window, vaulted ceiling, power and light, currently used as a home office with interconnecting door to room two. Room two 13'3 x 10'10 is currently being used as a yoga studio with vaulted ceiling, Velux window and large Bi-fold door to front.

Driveway and Front Garden

A generous driveway with gates to front, large hard standing area, all retained by walling and hedging, ample space for vehicles and further storage shed. The reminder is rich in trees, shrubs and plants.

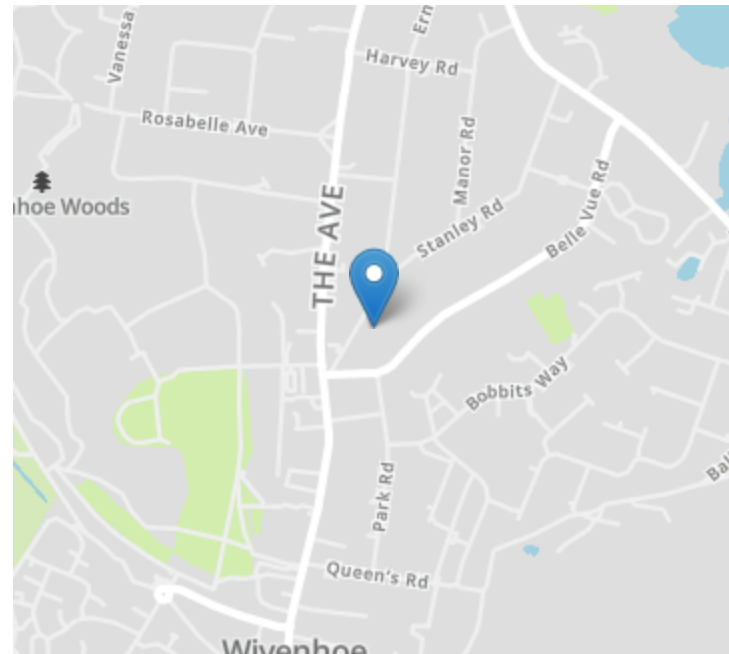
Property Details.

Floorplans



TOTAL FLOOR AREA: 2169 sq.ft. (201.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of this floor plan, the measurements of plots, distances, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or discrepancy. This plan is for general information only and should be used as a guide only. It is not intended to be used as a basis for any purchase. The services, specifications and other details are subject to change without notice and the purchaser should verify the accuracy of all information with the vendor.

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.