



- Town House
- 6 Bedrooms
- Living Room & Dining Room
- Three En Suites & Family Bathroom
- Walking Distance Of Train Station
- Lower Wivenhoe Position
- Garage
- Newly Fitted Kitchen

## 14 Merediths Close, Wivenhoe, Colchester, Essex. CO7 9GD.

Lifestyle living over three levels, a beautiful six-bedroom family home. The ground floor offers fantastic living space with living room including log burner, dining room, open plan shaker style kitchen/breakfast and WC. Leading to the first floor you will find four double bedrooms with two en-suites and a family bathroom. On the final floor you have the last two bedrooms, including the master bedroom with en-suite. This impressive property is ideal for a growing family. Situated in this idyllic position within walking distance to Wivenhoe's Mainline Train Station with fast links to London Liverpool Street in just over the hour, also just a stroll away from the picturesque quayside and waterfront, whilst also within walking distance to local amenities. Guide price £575,000- £600,000.





# Property Details.

## Ground Floor

### Entrance Hall

Front door, radiator and stairs to first floor.

### Dining Room



9' 3" x 9' 2" (2.82m x 2.79m)

Double glazed window to front and radiator.

### Lounge



15' 6" x 12' 0" (4.72m x 3.65m)

Double glazed windows to rear, French doors leading to rear garden, two radiators and log burner.

### Kitchen/Diner



18' 2" x 9' 6" (5.53m x 2.89m)

French door to rear, tiled floor, inset spot lights, radiator, part tiled walls, fitted shaker style kitchen including a range of wall and base units, worktop, washing machine, integrated dishwasher, ceramic sink with drainer, space for American fridge/freezer and range style cooker.

### Cloakroom

6' 7" x 3' 3" (2.01m x 0.99m)

Double glazed obscured window to front, tiled floor, part tiled walls, radiator, low level WC and pedestal wash hand basin.

## First Floor

### Bedroom Two

10' 0" x 9' 8" (3.05m x 2.94m)

Double glazed window to rear, radiator, double fitted wardrobe, door to:

### En Suite

5' 9" x 5' 4" (1.75m x 1.62m)

Vinyl flooring, inset spot lights, radiator, shower cubicle, low level WC, pedestal wash hand basin and fully tiled walls.

### Bedroom Three

9' 6" x 9' 3" (2.89m x 2.82m)

Double glazed window to front, radiator, double fitted wardrobe, door to:

### En-suite

5' 6" x 4' 9" (1.68m x 1.45m)

Inset spot lights, tiled walls, radiator, shower cubicle, low level WC and pedestal wash hand basin.

# Property Details.

## Bedroom Four

9' 7" x 6' 7" (2.92m x 2.01m)

Double glazed window to front, radiator and fitted wardrobe.

## Bedroom Five

9' 0" x 7' 1" (2.74m x 2.16m)

Double glazed window to rear and radiator.

## Family Bathroom



Obscured window to rear, inset spot lights, radiator, panelled bath, low level WC, pedestal wash hand basin and fully tiled walls.

## Second Floor

### Second Floor Landing

Velux window, doors leading to:

### Bedroom One



14' 1" x 12' 10" (4.29m x 3.91m)

Double glazed window to front, Velux window, radiator, double fitted wardrobe, door to:

## En-suite



6' 8" x 6' 6" (2.03m x 1.98m)

Velux window, tiled floor, inset spot lights, radiator, low level WC, pedestal wash hand basin, shower cubicle and partially tiled walls.

## Bedroom Six

17' 11" x 9' 6" (5.46m x 2.89m)

Double glazed window to front, Velux window and radiator.

## Outside

### Rear Garden



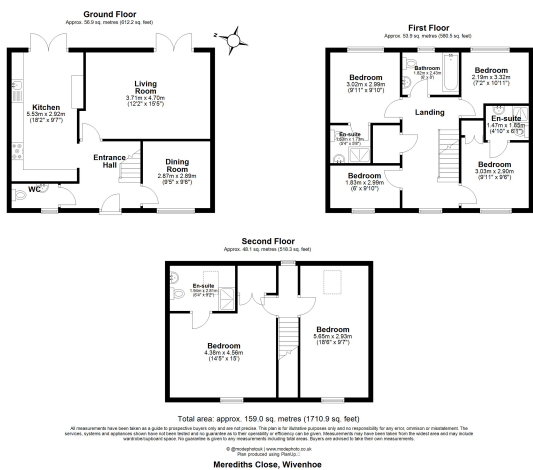
Low maintenance courtyard style garden with patio, decking, side access and additional storage area.

## Parking

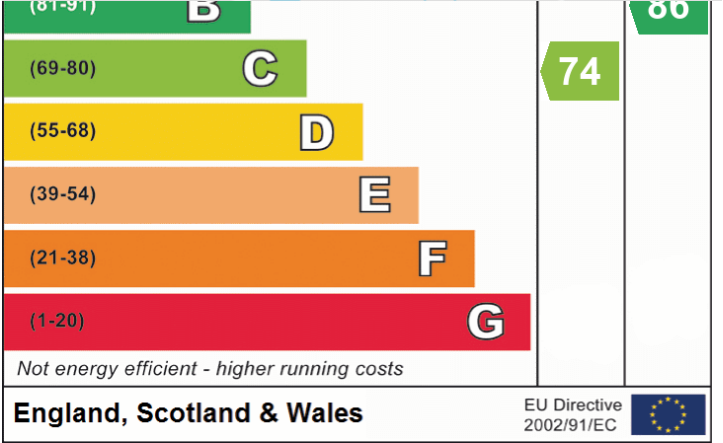
The property has a garage with power and light.

# Property Details.

## Floorplans



## 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.