



- One Acre Plot (STSS)
- Private Location
- Four Double Bedroom
- Log Burner
- Lots Of Potential
- Established Gardens
- Double Garage
- Large Driveway

## 14 Clifton Terrace, Wivenhoe, Colchester, Essex. CO7 9DY.

A beautiful and unique plot rarely available in this position adjacent to the railway station and King George playing fields. Offered for sale this family home is sitting on a generous plot including a glorious woodland to the rear garden of approximately an acre (STSS). Highlights of the property include a large useable cellar, four double bedrooms, en-suite to master, two reception rooms one with log burner, generous kitchen/breakfast room, home office, large driveway and double garage. The main feature being the well established woodland rear garden and the welcoming frontage. Within lower Wivenhoe being within walking distance to the Train Station, Quay, pubs and restaurants. The property is also within Millfield's catchment.





# Property Details.

## Ground Floor

### Entrance Hall

10' 0" x 5' 9" (3.05m x 1.75m) Wooden front door, solid oak flooring, inset floor mat, radiator, stairs rising to first floor, under stairs storage, door to cellar, further doors leading to:

### Cloakroom

7' 0" x 3' 3" (2.13m x 0.99m) Window to front, WC, storage recess, wash hand basin, plumbing for washing machine.

### Home Office



9' 7" x 7' 1" (29.74m x 2.16m) Window to side, radiator, currently used as a home office.

### Lounge



18' 2" x 14' 6" (5.54m x 4.42m) Windows to side and rear, multi fuel burner with tiled hearth, two radiators.

## Living Room



18' 2" x 14' 7" (5.54m x 4.45m) French doors to rear, window to side, radiator, currently used as dining and sitting room. Views onto the rear garden.

## Kitchen



14' 6" x 11' 2" (4.42m x 3.40m) Narrowing to 9'3. windows to side and front, radiator, fitted oak kitchen including a range of base and wall units, oak worktop, two stainless steel sinks, double oven, gas hob, fridge/freezer, plenty of space for dining table and chairs.

## First Floor

### Landing

Airing cupboard, storage cupboard, loft access with pull down ladder, doors leading to:

# Property Details.

## Bedroom One



14' 8" x 14' 2" (4.47m x 4.32m) Window to rear, radiator and door to.

## En-Suite



7' 6" x 6' 6" (2.29m x 1.98m) Window to side, walk in shower, close coupled WC, vanity wash hand basin with recessed storage mirror.

## Bedroom Two



14' 8" x 12' 0" (4.47m x 3.66m) Window to front and radiator.

## Bedroom Three

14' 5" x 12' 0" (4.39m x 3.66m) Window to rear and radiator.

## Bedroom Four

14' 7" x 11' 5" (4.45m x 3.48m) Window to front, radiator, cupboard over stairs.

## Family Bathroom

9' 1" x 7' 6" (2.77m x 2.29m) Window to side, panel bath, close coupled WC, wash hand basin, half tiled walls, radiator.

## Basement

### Basement

33' 0" x 29' 1" (10.06m x 8.86m) With a ceiling height of over 7ft this very useable room offers incredible potential, currently with power and light, Solar panel inverter and battery storage, wall mounted gas fired boiler.

## Outside

### Driveway & Garage

Large shingle driveway offering ample off road parking and storage. A double garage offers up and over door to front and power connected, there is side access to the rear of the garage.

### Rear Garden and Outbuildings

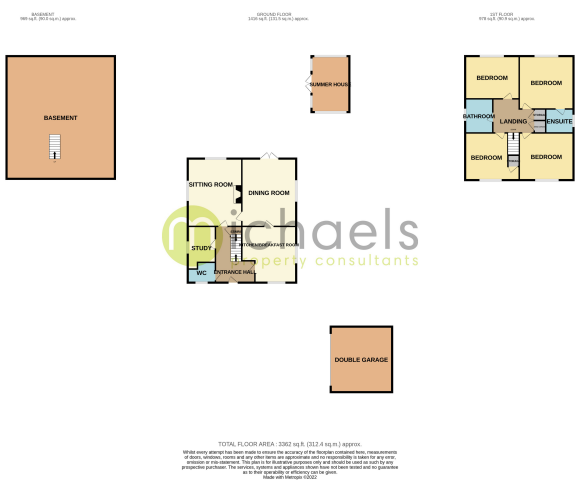


An expansive space with a wonderful variety of sections from formal lawned gardens, two ponds, wooded areas, various trees, shrubs and plants to include fruit trees, bamboo trees, beautiful flowers trees and shrubs in an area approaching one acre adjacent to the King George playing fields and train station. There is a timber built summer house/potting shed and log store. The Summer house includes double glazing with thermostatically controlled opening Velux windows in the roof.

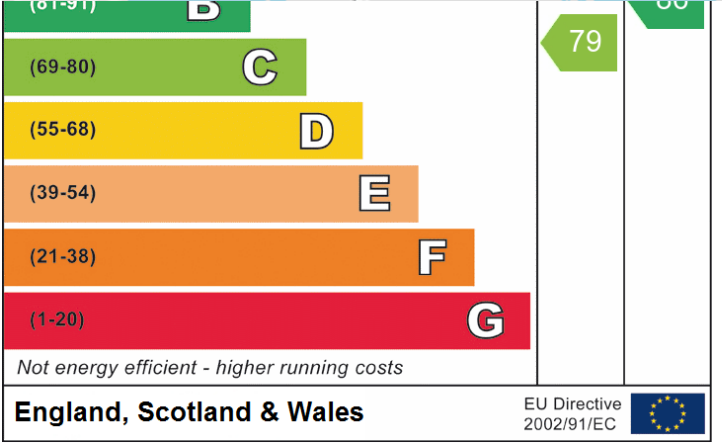


# Property Details.

## 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.