



- Desirable Residential Road
- Substantial & Beautiful Gardens
- No Onward Chain
- Garage & Parking
- Conservatory
- Living Room & Dining Area
- Kitchen & Breakfast Room
- Four Bedrooms
- Family Bathroom & WC
- Approaching 0.25 of an acre

21 Holly House, Stanley Road, Wivenhoe, Colchester, Essex. CO7 9LP.

Ideally located in the sought after location of Stanley Road, Wivenhoe situated within minutes from the mainline station with fast links to London Liverpool Street in just over the hour, a short walk to the Quayside and Waterfront, good pubs, restaurants, excellent schools and vibrant community this substantial plot is rarely available for sale. This incredible home has been owned by the same family since built and is offered for sale with no onward chain. This four bedroom property offers excellent potential. Highlights include a spacious driveway and garage and carport creating a welcoming approach, spacious living accommodation internally with two reception rooms overlooking the west facing rear garden, kitchen/ breakfast room, cloakroom and four first floor bedrooms, room and modern shower room. Early viewing highly advised to avoid disappointment.



Property Details.

Ground Floor

Porch

Composite front door, windows to front and side, parquet flooring.

Entrance Hall



Parquet flooring, storage cupboard, stairs to first floor, storage cupboard.

Living Room/ Dining Room



22' 5" x 11' 7" (6.83m x 3.53m) turning to 15' 7" x 8' 6" (4.75m x 2.59m) Double glazed window to front, two radiator's, gas fireplace, wall lights.

Conservatory



Double glazed windows to rear and side, tiled floor, two radiators, ceiling fan light, French doors to side opening on the patio.

Kitchen/ Breakfast Room



12' 11" x 11' 6" (3.94m x 3.51m) Double glazed window to rear, radiators, inset spot lights, tiled floor, fitted kitchen with a range of wall and base units, laminate worktops, tiled splash back, over head fan, induction hob, Neff double oven, stainless steel sink, fridge/freezer, space for breakfast double.

WC

Double glazed window to rear, part tiled walls, radiator, WC, vanity unit,

Lobby

UPVC door to side, tiled floor, laminate worktop, dish washer, floor standing oil boiler.

Property Details.

First Floor

Landing

Loft access, airing cupboard, doors leading to:

Bedroom One



16' 5" x 11' 5" (5.00m x 3.48m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Two

16' 11" x 11' 01" (5.16m x 3.38m) Double glazed window to front, radiator.

Bedroom Three

12' 3" x 9' 11" (3.73m x 3.02m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Four

10' 8" x 8' 8" (3.25m x 2.64m) Double glazed window to front, radiator.

Shower Room



Double glazed obscure window to side, towel radiator, part tiled walls, WC vanity unit basin, walk in shower.

Outside

Driveway, Garage & Carport

Black paved driveway parking for several vehicles, retained by hedging, access to the garage with power.

Rear Garden



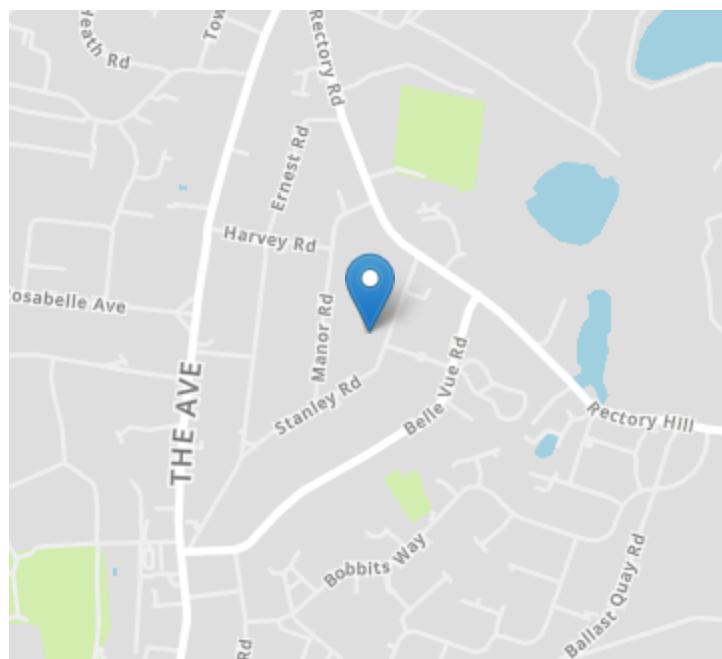
A well established private rear garden mainly laid to lawn, patio area, green house, mature boarders, side access, retained by fencing and hedging.

Property Details.

Floorplans



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.