



- Detached Period Cottage
- Lower Wivenhoe
- Three Double Bedrooms
- Many Original Features
- Spacious Living Accommodation
- Garden
- Garage
- Parking

### April Cottage Brook Street, Wivenhoe, Essex. CO7 9DS.

A charming period detached cottage nestled in the picturesque old town of Wivenhoe, within striking distance of the waterfront and all of Wivenhoe's wonderful amenities. Highlights include three bedrooms, spacious family kitchen, two further reception rooms, garage, parking, garden and a wealth of original features.





# Property Details.

## Entrance Hall

8' 1" x 4' 9" (2.46m x 1.45m) Window to front, door to front, radiator, Doors to

## Wet Room



Window to side, low level WC, wash hand basin, radiator, fully tiled, shower over, heated towel rail.

## Lounge



19' 10" x 13' 8" (6.05m x 4.17m) Window to front, two infra red heaters, engineered wood floor, open fire with log burner, French doors to garden room and doorway to kitchen.

## Garden Room



13' 8" x 9' 3" (4.17m x 2.82m) French doors to garden, windows to side, wood effect flooring.

## L Shaped Kitchen/Diner



21' 6" x 16' 2" (6.55m x 4.93m) Window to front, cast iron fire place, hand made solid wood kitchen, integrated dishwasher and extractor over, storage cupboard, engineered wood floor, door leading to stairwell.

## Utility Lobby

Window to side, door to side, period stone sink, work top.

## First Floor

### Landing

Window to side, loft access, doors to

# Property Details.

## Bedroom One



13' x 10' 7" (3.96m x 3.23m) Window to front, radiator, cast iron fireplace.

## Bedroom Two



12' 7" x 9' (3.84m x 2.74m) French doors to rear, radiator, fitted double wardrobe.

## Bedroom Three

10' 8" x 10' 8" (3.25m x 3.25m) Window to front, radiator, fitted cupboard, cast iron fire place.

## Bathroom



Obscure window to rear, wood effect floor, fitted storage/airing cupboard, claw foot bath with shower attachment, low level WC, vanity Wash hand basin, with marble top and ceramic bowl, radiator with towel rail.

## Garden



Mainly lawn with various trees, shrubs and plants, patio area, access to hard standing which provides extra off road parking and twin gates to side.

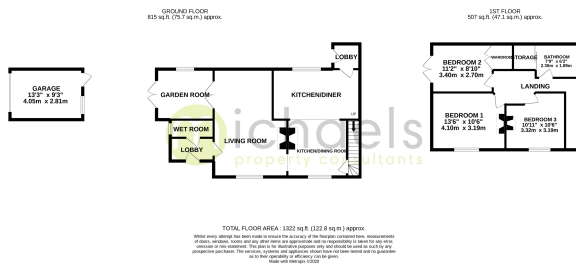
## Garage

16' 5" x 12' 7" (5.00m x 3.84m) Up and over door to front, window and personal door to garden, power and light.

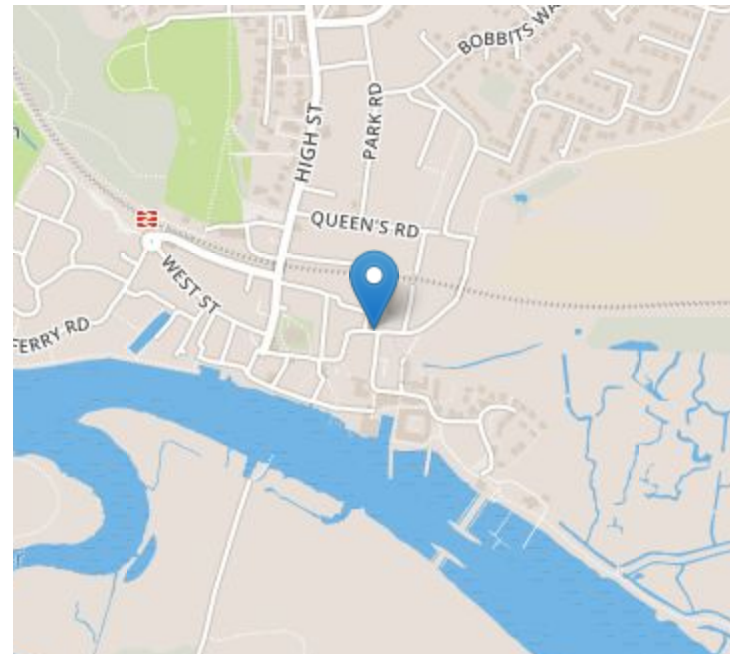


# Property Details.

## 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.