



- Detached Bungalow
- Large Plot
- Two/Three Bedrooms
- Recently Refitted Kitchen/Breakfast Room
- Large Lounge
- Separate dining room
- Substantial Rear Garden
- Popular Location
- Access To Local Amenities

101 Ernest Road, Wivenhoe, Essex. CO7 9LJ.

A detached chalet bungalow of over 1500sqft positioned within a substantial plot of 0.2 Acres in this highly sought after tree lined road within Wivenhoe and with easy access to all local amenities including Mainline train station with its fast links to London Liverpool Street. Highlights of this spectacular home include two/three bedrooms en-suite to master, recently refitted modern kitchen/breakfast room, spacious lounge, separate dining room, utility room, garage, twin driveways and extensive rear garden. All this just a short stroll from Wivenhoe's waterfront and excellent pubs, restaurants and woodland walks along the Wivenhoe trail.



Property Details.

Ground Floor

Entrance Hall

14' x 6' 10" (4.27m x 2.08m) Radiator, airing cupboard, storage cupboard, wood effect flooring, stairs rising to first floor, doors to:

Master Bedroom



15' x 11' 10" (4.57m x 3.61m) Bay window to front, radiator, picture rail, built in wardrobes, door to en-suite.

En-Suite

Obscure window to front, tiled floor, tiled walls, heated towel rail, shower cubicle, closed couple WC, wash hand basin with storage cupboard under, extractor fan.

Bedroom Two



12' 3" x 12' 1" (3.73m x 3.68m) Bay window to front, radiator, picture rail.

Bathroom

Two windows to rear, radiator, tiled splashbacks, panel bath, wash hand basin, low level WC.

Kitchen



14' x 11' (4.27m x 3.35m) Patio doors to rear, window to rear, tiled flooring, radiator, a stylish modern refitted kitchen with high gloss units and draws with oak worktops over, inset ceramic sink with drainer, space for range cooker, integrated dishwasher, breakfast bar area, integrated fridge.

Utility Room

8' x 6' 2" (2.44m x 1.88m) Window to rear, tiled floor, fitted units and storage with oak worktop over, inset sink and drainer, space and plumbing for washing machine and tumble dryer, integrated fridge freezer and larder unit.

Dining Room



11' 1" x 10' 7" (3.38m x 3.23m) Window to side, wood effect flooring, radiator, arch to lounge.

Property Details.

Living Room



20' 6" x 16' (6.25m x 4.88m) Bay window to rear, window to side, French doors to side, two radiators, wood effect flooring, TV point.

First Floor

Study/Home Office/Bedroom Three



16' 10" x 10' 9" (5.13m x 3.28m) Velux window to rear, walk in storage cupboard. A flexible rooms which could be used for many options.

Garden



Excellent size garden with a large patio area, mainly laid to lawn, various trees and shrubs, garden shed to remain, enclosed by fencing, side access. An incredible Log Cabin of 18ft x 14ft with Upvc windows, power and light, fully insulated, Upvc doors, electric heating, and Cloakroom with WC, wash hand basin and heated towel rail.

Parking

Twin driveways providing off road parking for several cars and garden between.

Garage

Up and over door to front, power and light connected and charging point for an electric car.

Agents Note

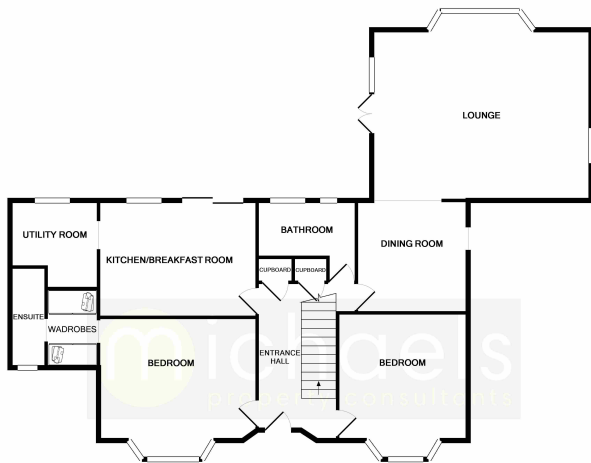
This property benefits from two sets of solar panels with battery back up that offer an excellent tariff giving an income in the region of £1000 per annum.

The plot is 140 feet deep and 65 feet wide giving a total of 0.2 Acres.

The property also has sky Q set up.

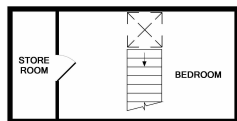
Property Details.

Floorplans



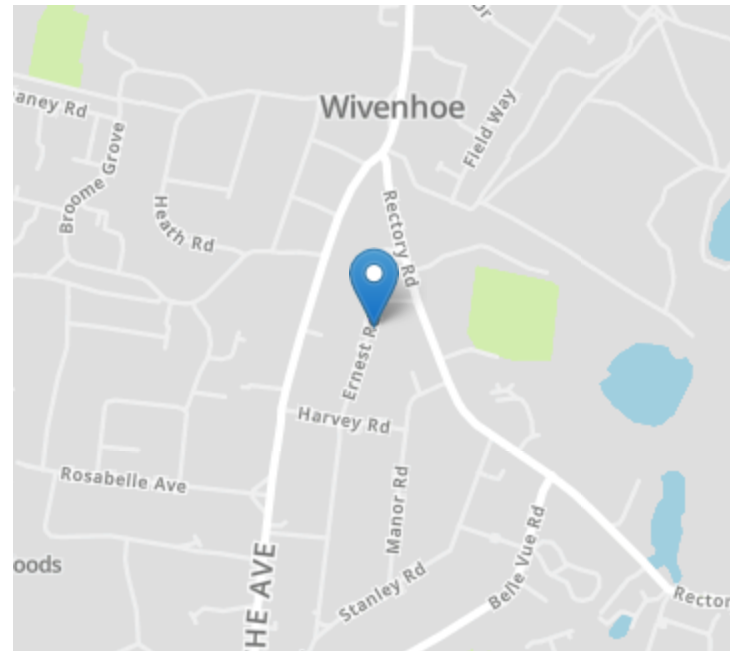
GROUND FLOOR
APPROX. FLOOR
AREA 1293 SQ.FT.
(120.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1521 SQ.FT. (141.3 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62017

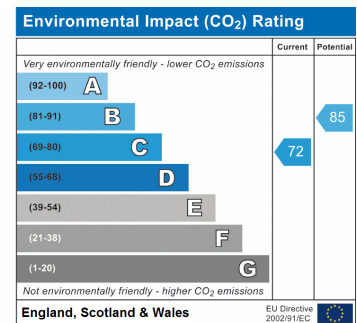
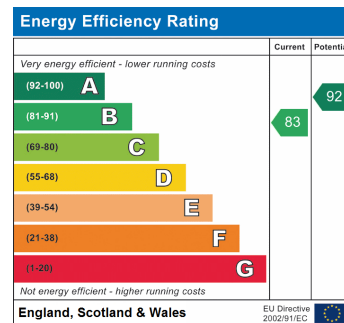


1ST FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)

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.

