



- Popular Location In Wivenhoe
- Modern Detached Home
- Four Double Bedrooms
- En-Suite To Master
- Spacious Entertaining Space
- Garage & Ample Off Road Parking

### 31 Tower Road, Wivenhoe, Colchester, Essex. CO7 9QF.

GUIDE PRICE £475,000 to £485,000 A modern and stylish detached family home in this popular position close by to good local schools, Essex University, regular bus routes, local shops and more. Nearby is the mainline train station with fast links to London Liverpool Street in just over the hour and of course the waterfront and quayside. Highlights of this home include four double bedrooms, en-suite to master, family bathroom, spacious entrance hall, ground floor cloakroom, living room, kitchen/diner open to a garden room, garage, parking and gardens.



# Property Details.

## Ground Floor

### Entrance Hall

With Karndean flooring, radiator, stairs to first floor, doors to cloakroom and living room, open to Kitchen.

### Ground Floor Cloakroom

Obscure window to front, wash hand basin, close coupled WC, Karndean flooring, radiator.

### Living Room



18' 3" x 11' 0" (5.56m x 3.35m) Twin sash windows to front, french doors to rear, feature gas fireplace with composite mantel and hearth, two radiators.

### Kitchen



18' 4" x 10' 8" (5.59m x 3.25m) Twin sash windows to rear, french doors to rear, Tri-Fold door to garden room, Karndean flooring, radiator, inset spotlights, a modern range of fitted units and drawers with worktops over, inset sink and drainer, space for range cooker with extractor over, matching eye level units, integrated dishwasher, central island with worktop over and

storage under.

### Utility Room

7' 0" x 5' 9" (2.13m x 1.75m) Glazed door to side, Karndean flooring, radiator, space for american style fridge/freezer, space for washing machine, storage cupboards.

### Garden Room



12' 5" x 10' 8" (3.78m x 3.25m) With french doors to living room, Karndean floor, radiator.

## First Floor

### Landing

Loft access, airing cupboard and doors to.

### Bedroom One



18' 3" x 11' 2" (5.56m x 3.40m) Windows to front and rear, box bay window to side, radiator, door to en-suite.

# Property Details.

## En-Suite



Obscure window to front, corner shower cubicle, enclosed cistern WC, vanity wash hand basin, tiled walls, heated towel rail.

## Bedroom Two



11' 0" x 9' 2" (3.35m x 2.79m) Window to front, radiator.

## Bedroom Three

10' 8" x 9' 0" (3.25m x 2.74m) Window to rear, window to side, two fitted wardrobes, currently used as a dressing room/study.

## Bedroom Four

10' 8" x 9' 0" (3.25m x 2.74m) Window to rear and radiator.

## Bathroom



Obscure window to side, panel bath with screen and shower over, tiled floor, tiled walls, vanity wash hand basin, close coupled WC, heated towel rail.

## Outside

### Rear Garden



Mainly laid to lawn, patio area, various trees, shrubs and plants, 10x8 summer house with electric, further metal garden shed, space for Hot Tub which is available by separate negotiation, gated side access.

### Garage and Parking

Integral garage with up and over door to front, personal door to side, power and light connected. Generous block paved driveway offering ample off road parking retained by dwarf walling.

