



Tower Road | Wivenhoe | CO7 9QF

FINE & COUNTRY

SELLER INSIGHT

“For many years, we lived on the outskirts of Colchester - and truth be told, we never really took to it. Our children went to school in Wivenhoe, and I had been coming here for donkey's years. We always loved the town: its charm, its community spirit, and its peaceful atmosphere. But moving here seemed out of reach; Wivenhoe has always been a sought-after area, and property prices reflected that.

Then, by sheer luck, a friend of mine - who lived in Wivenhoe - offered me first refusal on their home. In 2002, we came to view it. Entering through the side gate, we stepped into the utility room, through to the dining area with its view over the garden, and into the kitchen. We didn't even bother to see the rest of the house before deciding it was the one for us.

It's a property full of character, and once inside, it feels like a TARDIS - far bigger than you'd expect. When we got home afterwards, I even asked my wife, "Was it a three-bedroom or four-bedroom?" We honestly didn't know - we just knew we loved it. And we've never regretted that decision.

A year after moving in, we added an in-ground swimming pool and landscaped the garden, creating a quiet oasis that's perfect for relaxing or entertaining. The people in Wivenhoe have always been warm, friendly, and polite - it's a place far superior to Colchester in every way, and our love for it has never faded.

Now, with the children grown and leading their own lives, it's time for this house to welcome another family. We're sure the next owners will enjoy many happy years here, just as we have.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

OVERVIEW

Fine & Country are delighted to present this charming and spacious four-bedroom detached family home, ideally located in the centre of Wivenhoe. The property features two reception rooms, a kitchen, a utility room, three bedrooms including one with an en-suite, and a family bathroom. With a generous and private garden complete with a swimming pool, the property is available for sale with no onward chain.

STEP INSIDE

Upon entering the property, you're greeted by a hallway with stairs to the first floor, along with entrances to the sitting room, kitchen, and a ground floor cloakroom. The modern kitchen and utility room offer plenty of workspace and storage.

The living room boasts a bright and airy atmosphere with double doors opening to the garden. Currently used as a bedroom, the sitting room features a brick fireplace and is filled with natural light from large windows, including the bay area at the front.

The first floor features three generous bedrooms, one of which has an ensuite, along with the family bathroom.



STEP OUTSIDE

STEP OUTSIDE

The property features a private and secure rear garden mainly composed of a well-maintained lawn, with a patio area, and a timber summerhouse.

There is also easy access to the swimming pool, along with additional paved areas and decking.

The block-paved driveway offers ample off-road parking for several vehicles, and the garage includes an up-and-over door with power and lighting connections.

LOCATION

Situated in the friendly waterside town of Wivenhoe, the property location offers the perfect blend of peace and convenience. Close to local shops and cafes, with a railway station for easy travel to the Essex Sunshine Coast and London Liverpool Street., it's ideal for those who enjoy a vibrant community life. Just a short drive to Colchester, you'll have access to a wide range of restaurants, shops, and cultural attractions. Enjoy the tranquillity of Wivenhoe with all the amenities of Colchester nearby.

Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



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