



Croquet Gardens, Wivenhoe

This characterful and beautifully presented detached family home occupies a fantastic position with verdant views in the desirable village of Wivenhoe. Perfectly combining practicality with contemporary design this family home offers exceptional living space over two floors.

Guide price £1,000,000

Croquet Gardens

Wivenhoe, Colchester, CO7



- Impressive 5 bedroom detached family home
- Prime village location
- Double garage
- Immaculate finish throughout
- Stunning Walks
- Off street parking for multiple cars
- Sociable open plan layout
- 3 reception rooms

The Property

The house, built in 1997, has been both thoughtfully designed and expertly executed to combine both style and functionality.

The ground floor has been well organised in a sociable, open-plan layout. A modern kitchen is placed to the rear of the property, with sleek anthracite cabinetry and deep shelving cut into a stylish tiled backsplash wall. Attractive wooden floorboards run underfoot with a large island and induction hob completing the contemporary finish. There is a separate utility room for convenience. The adjoining room is an open plan dining room flooded in natural light from the bifolding doors leading onto the garden creating a truly stunning entertaining space or the perfect place to unwind at the end of the day. An impressive living room with a iron log burner sits directly adjacent creating a welcoming living space.

To the front of the property there are a further two reception rooms and a guest cloakroom. The current owners are using these rooms as office spaces. Both rooms feature the same stunning wooden floors, ample natural light and handsome black traditional column radiators.

Ascending the stairs and you will find 5 double bedrooms and 2 bathrooms. The principal bedroom is light and airy with dual aspect windows. It boasts inbuilt wardrobes with a vanity desk perfectly framing the window. There is also a contemporary ensuite bathroom finished to the same exceptionally high standard as the rest of the property with grey oversized tiling, double walk in shower, low level WC and basin.

The other bedrooms are all beautifully presented and generous in size, some with verdant views across the garden and surrounding rolling countryside. A family bathroom completes the offerings of the first floor with both a bath and walk in shower.

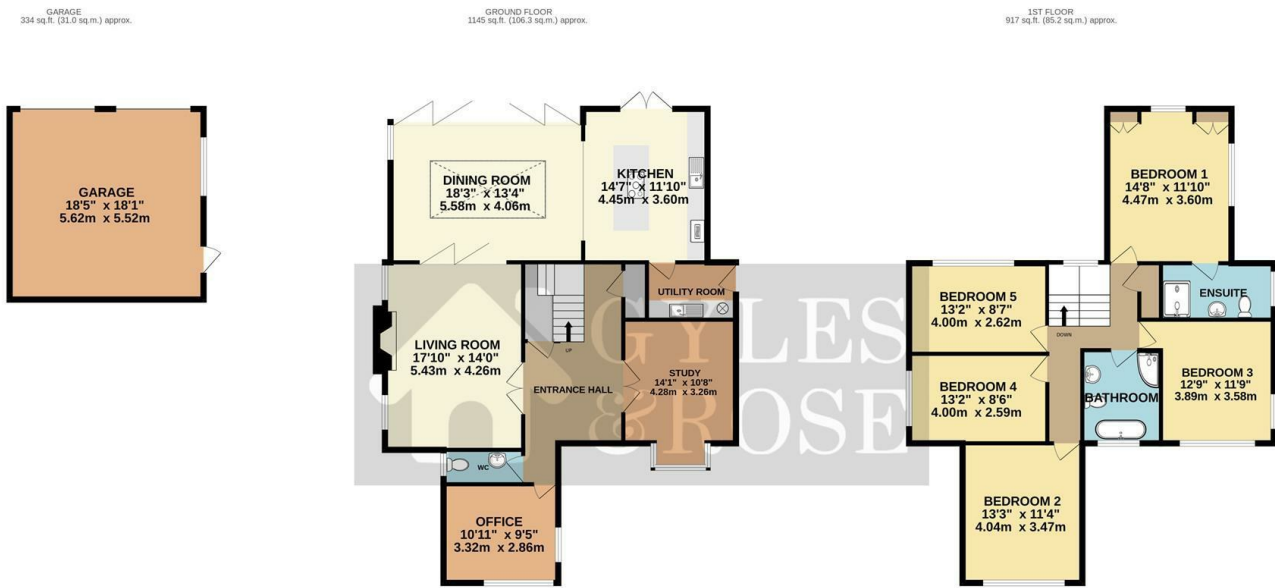
The Outside

The property is accessed via private road. An attractive white render and red brick façade set behind a gravelled driveway and framed with mature trees creates an impressive frontage for this family home. A detached double garage sits to the side of the property providing further off street parking and storage space.

To the rear, there is a generously sized sunny garden. The garden is bordered with an attractive red brick wall, as well as fencing and is not overlooked. As well as a large area laid to lawn, there is a patio area providing the perfect space for outside dining with friends and family in the summer months. Manicured flower beds and paved pathways lead to further seating areas. The garden is both easy to maintain and beautifully landscaped. There is rear access and an outside shed.



Floor Plan



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	83		
<p>Key energy efficient - lower running costs</p> <p>(87-91) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	