



## Phillip Road, Wivenhoe

Guide Price £800,000 - £825,000

A spacious and beautifully presented detached family home occupying a fantastic position on a large plot, on a no through road in Lower Wivenhoe. With three reception rooms, four bedrooms and two bathrooms, this is a family home that truly wants for nothing.

Offers over £800,000

# Phillip Road

Wivenhoe, Colchester, CO7



- Detached family home
- Semi open plan sociable layout
- Utility Room
- Trainline to London
- 1/4 acre plot
- Separate living room and playroom
- Garage
- 3 reception rooms
- Private
- Close to high street and waterfront

## The Property

This detached family home occupies a generous plot in Lower Wivenhoe. With the perfect mix of white weatherboarding and traditional brick, the house is impressive on arrival.

## Ground floor,

Through the front door and you enter the porch where you will find a downstairs WC. To the rear, and at the heart of the house, is a beautifully presented kitchen with adjacent dining room accessed via bi-fold doors giving the downstairs a sociable open plan feel to its layout. There are fully fitted modern integrated appliances, wooden style flooring, sky light and ample space for both dining and relaxing.

There is also a separate living room, extending to over 15ft with a feature fireplace which provides the perfect place to unwind at the end of the day. A third reception room offers an opportunity for a working from home office space or playroom for children.

## First floor,

On the first floor, there are four bedrooms, three of which are double bedrooms. There is a family bathroom and an ensuite to the principal bedroom. Both bathrooms are finished to a high standard. The family bathroom has a bath with an overhead shower and the ensuite has a large walk-in shower.

The property also benefits from air conditioning in the living room, 1st and 2nd bedroom.

## The Outside

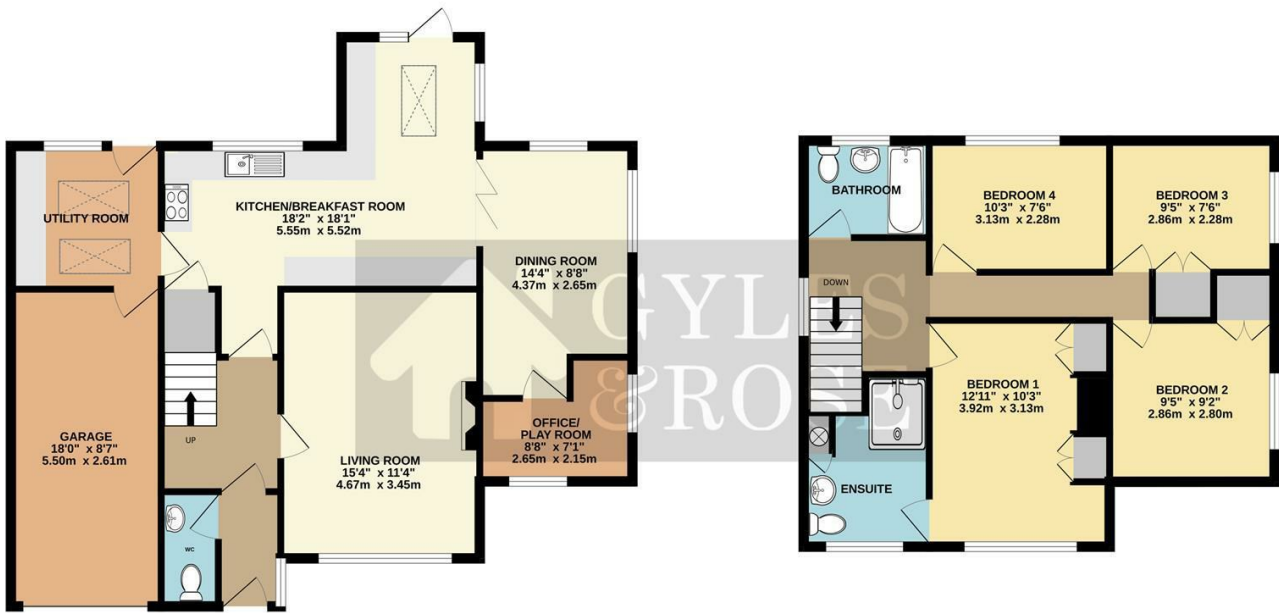
Situated on 1/4 acre plot, the garden is generously sized with a large area laid to lawn and mature trees and shrubs. Basking in sunshine throughout the day, the garden is private and provides the perfect place to entertain friends of family in the summer months. The driveway is secured by electric gates, as well as the property having CCTV installed. There is additional access to the property via a private pathway connecting to Queen's Road.



# Floor Plan

GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.

1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.3 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 <sub>2</sub> ) Rating	
	Current	Potential	
<p>Key: energy efficient - lower running costs</p>			<p>Key: environmentally friendly - lower CO<sub>2</sub> emissions</p>
<p>Not energy efficient - higher running costs</p> <p>England &amp; Wales</p>	EU Directive 2002/91/EC		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales</p>
			EU Directive 2002/91/EC