

## Wivenhoe

A stunning extended and fully refurbished red brick Victorian home in the picturesque waterside town of Wivenhoe.

Guide price £600,000

# Ernest Road

Wivenhoe, Colchester, CO7



- Open-Plan Kitchen
- Wivenhoe named best place to live in East of England by Sunday Times
- Beautiful Victorian Property
- Excellent transport links - Mainline Railway in to London
- Flooded with Natural Light
- Walk in Wardrobe
- Vibrant Waterside Location on quiet road
- Double Storey Extension
- Multiple Reception Spaces
- Short distance from Colchester town

## The Property

This stunning red-brick period property boasts timeless character with a beautifully restored façade, featuring a classic bay window. Inside, the home has been extensively refurbished, with a stylish double extension to the rear. The ground floor welcomes you with an elegant herringbone pattern floor. At the front, the living room exudes warmth and charm, offering high ceilings, a traditional log burner, and a picturesque bay window.

The generous hallway leads you to the heart of the home: a spacious kitchen, dining, and living area. This space is beautifully divided by striking Crittall windows, creating a sense of openness and flow. Skylights flood the room with natural light, highlighting the meticulously designed kitchen, complete with tiled floors, sleek countertops, integrated appliances/induction hob and an instant boiling tap. Ample storage, a cleverly designed moveable island, and thoughtful touches make this kitchen both practical and stylish.

The dining and living area, bathed in light, seamlessly connects to the garden through bi-folding doors, creating a perfect indoor-outdoor living experience. The ground floor also benefits from a utility space, a meticulous shower room and underfloor heating throughout the Kitchen/Dining/Living area.

Upstairs, the property offers three generously sized double bedrooms, with the principal suite located at the rear within the new extension. This spacious bedroom enjoys uninterrupted views of the garden through a striking sail-like window, creating a serene atmosphere. There is ample storage, including a walk-in wardrobe with a skylight, making this space as functional as it is elegant.

The centrally positioned family bathroom serves all bedrooms and features both a luxurious free-standing bath and a separate shower, continuing the high-end finish throughout the home. The second and third bedrooms are also generously proportioned, offering comfort and style, each finished to the same exceptional standard seen throughout the property. The second bedroom includes bespoke built storage.

The property also benefits from a new boiler, electrics and radiators throughout with a smart nest heating and fire alarm system.

## The Outside

The exterior of this charming property exudes warmth and elegance, with a beautifully pebbled front garden and a stunning tiled walkway leading to the inviting entrance.

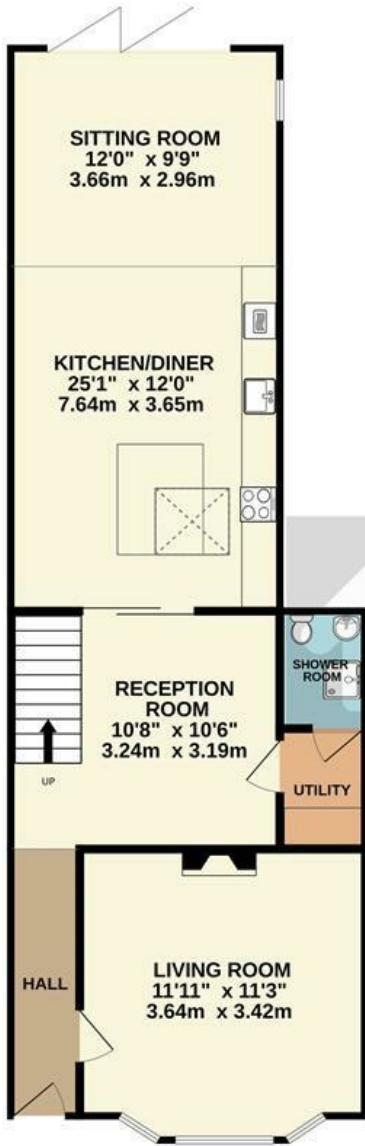
At the rear, the expansive garden offers a true outdoor haven, featuring a decked area, lush landscaping, and a well-kept grassy area for leisure. With a storage shed, a space for a vegetable garden, and a children's play area, this outdoor space perfectly combines beauty and functionality for both relaxation and family enjoyment.



# Floor Plan

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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	Current	Potential
	69		A
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	