



## Spindrift Way, Wivenhoe

Nestled in the heart of Wivenhoe, this spacious five-bedroom family home offers an exceptional blend of comfort and convenience. Just a short stroll from Wivenhoe train station, providing links to London Liverpool Street, and the picturesque waterfront, the property places you within easy reach of the town's charming amenities.

Guide price £635,000

# Spindrift Way

Wivenhoe, Colchester, CO7



- Perfect Family Home
- 5 Bedrooms, 3 Bathrooms
- West Facing Garden
- Carport
- Garage
- Commutable
- Planning approved to Extend (planning application no. 241130)

### The Property

The heart of the home is the expansive open-plan living area, where an elegant, modern kitchen seamlessly blends with the dining and lounge spaces. Featuring quartz countertops, a central island, and a range cooker, this space is designed for both practicality and style. Bathed in natural light, the living area extends effortlessly to the enclosed rear garden through French doors, perfect for entertaining or unwinding with family. A spacious hallway leads to a convenient ground-floor WC.

Upstairs, the first floor is thoughtfully laid out with four bedrooms, all benefiting from built-in storage and a 5th bedroom which is currently being used as a home office. Two of the bedrooms enjoy the luxury of en-suite facilities, providing added privacy, while a well-appointed family bathroom serves the remaining rooms.

### The Outside

Externally, the property boasts a beautifully maintained, west-facing garden with lawn and a spacious decking area, perfect for entertaining. Additional benefits include off-street parking, a carport, and a garage with a convenient electric door. Notably, planning permission has been granted for both ground and first-floor extensions (Application No. 241130), offering an exciting opportunity to further enhance this already impressive home.

### The Area

Nestled on the picturesque banks of the River Colne, Wivenhoe in Essex is a quintessential English town that seamlessly blends historic charm with modern vitality. Characterised by its cobbled streets and a waterfront adorned with colourful boats, Wivenhoe exudes a warm and welcoming atmosphere.

With a range of independent shops, quaint cafes, and traditional pubs, the town boasts a vibrant community lifestyle. The Black Buoy, is a historic pub serving classic British dishes. The Greyhound is another local favourite, renowned for its traditional pub fare. Enjoy scenic riverside dining at The Rose and Crown, providing a perfect setting for a relaxing meal.

Wivenhoe is also renowned for its commitment to the arts, featuring an art gallery and hosting cultural events that contribute to its vibrant and creative identity.

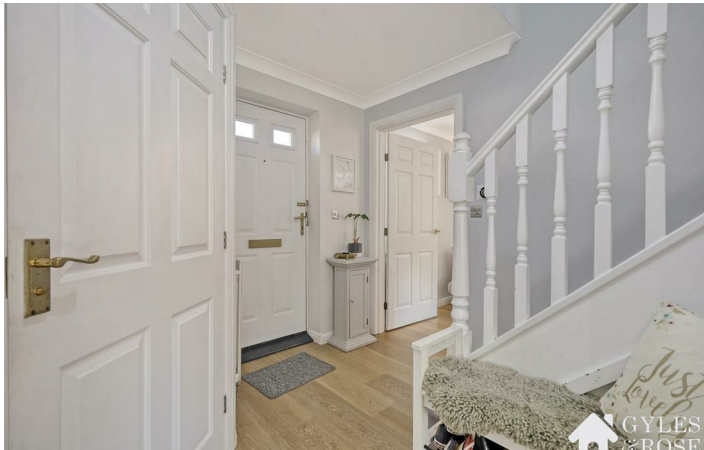
There are a fantastic number of local schools. Broomgrove and Millfields are both well regarded primary schools and for secondary education, Colne Community School and College is nearby. Slightly farther afield in Colchester there are plentiful further schooling options. Essex University is also within easy reach.

Wivenhoe boasts excellent transportation links. The town is well-connected by rail, with Wivenhoe station providing regular services to Colchester and beyond. Commuting to London is also easy, with direct train services connecting Wivenhoe to London Liverpool Street in approximately 65 minutes. By road, the A133 offers easy access to Colchester and the A12, facilitating smooth travel to neighbouring areas.

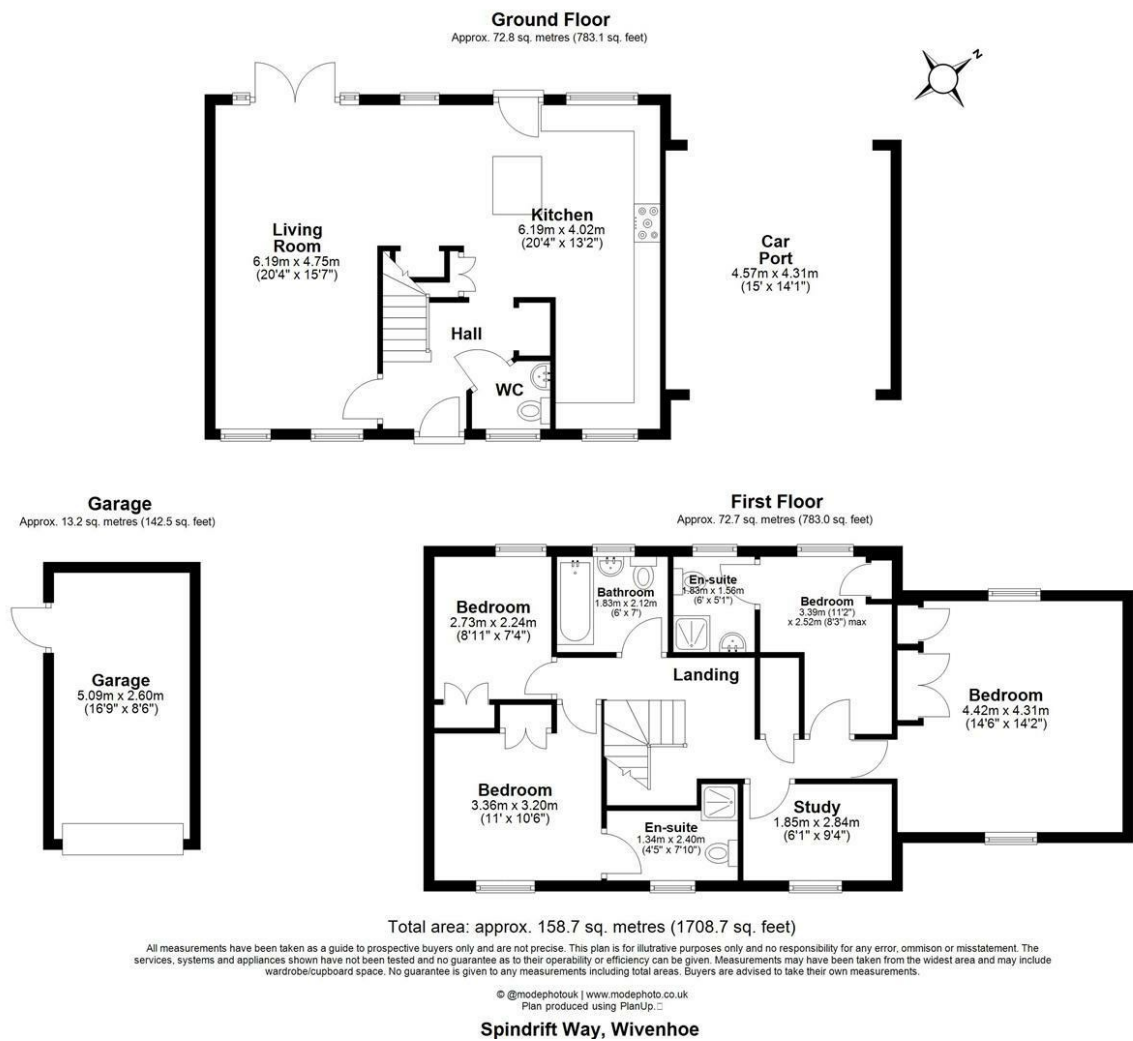
### Further Information

- Tenure - Freehold
- Construction - Brick
- Council Tax - Colchester Band E
- Mains Water, Gas, Electric and Sewerage
- Conservation Area - Wivenhoe
- Sellers Position - Need to secure an onwards purchase





Floor Plan



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