



Alma Street, Wivenhoe

A characterful and beautifully presented Victorian period home occupying a fantastic position in the quaint waterside town of Wivenhoe.

Guide price £425,000

Alma Street

Wivenhoe, Colchester, CO7



- Period home retaining features and wooden floors throughout
- Stunning walks
- Double reception
- Side access
- Approx. 2 minute walk to the train station with easy access to London via train
- Amazing pubs within a short walk
- Sunny garden
- Prime village location near shops and waterfront
- Period fireplaces
- Summer house

The Property

This elegant Victorian home blends classic charm and modern living across three thoughtfully designed levels.

Ground Floor:

Upon entering, you are greeted by a spacious double reception room. The front portion serves as a cosy living room, complete with a beautiful period fireplace and warm wooden floors that extend throughout the space. The rear section of this open-plan area is a dedicated dining room, which seamlessly leads into the galley-style kitchen. The kitchen is well-equipped and provides direct access to the garden, making it ideal for both entertaining and daily living.

First Floor:

The first floor hosts two generously sized bedrooms, each featuring charming feature fireplaces that add to the home's historic appeal. Both bedrooms also come with built-in storage, offering plenty of space for all your needs. The family bathroom on this level is well-appointed, featuring a bath, a walk-in shower, a low-level WC, and a basin, providing both functionality and comfort.

Second Floor:

The loft has been cleverly converted to create a spacious third bedroom. This top-floor retreat offers a quiet and private space, perfect for a guest room or home office.

The Outside

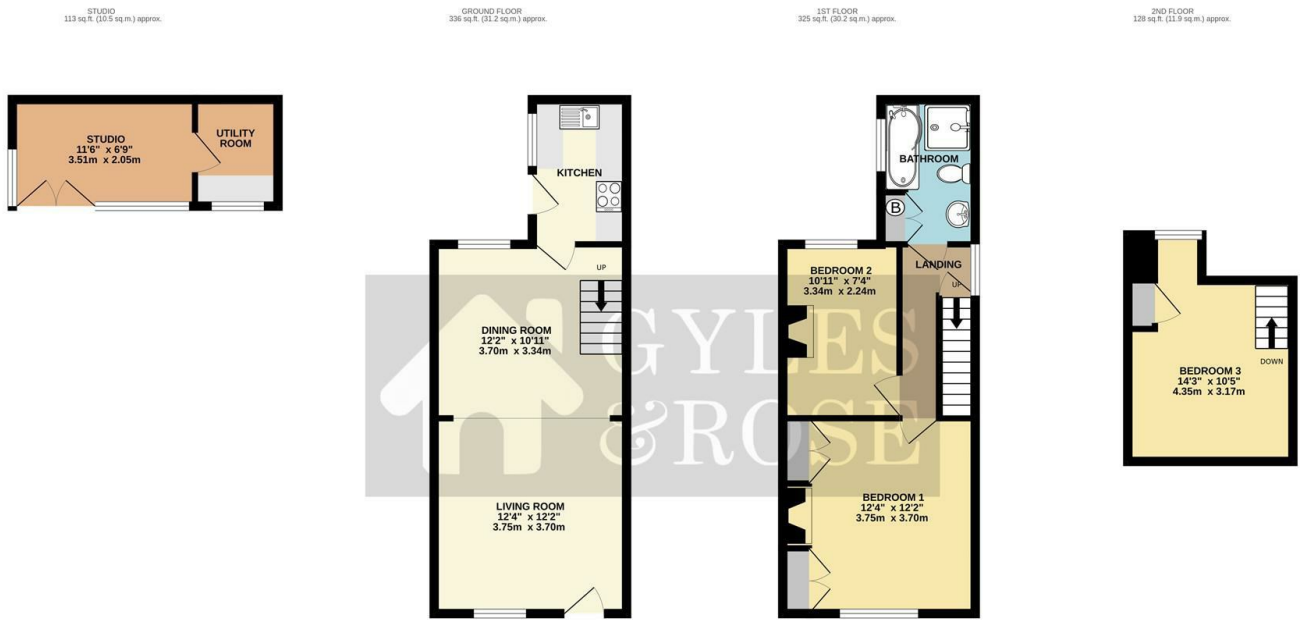
Step outside to a sunny, south-facing courtyard that offers an oasis perfect for relaxation and outdoor living. With convenient side access, this versatile space is both practical and inviting.

At the heart of the courtyard is a stunning garden/summer room, which has been sympathetically renovated to blend seamlessly with the home's character. Inside, you'll find ceramic tiled flooring, large bright windows and an insulated roof that adds warmth and charm to the space, along with full electricity and a cleverly integrated utility area for added convenience.

This multi-functional space is ideal as a home office, studio, playroom, or even a guest room—offering endless possibilities to suit your lifestyle. Whether you're working from home, pursuing creative projects, or hosting guests, this garden/summer room provides the perfect setting.



Floor Plan



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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
<p>Key energy efficient - lower running costs</p> <p>(87 plus) 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>	89	<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>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	