



Offers in excess of: £750,000 Freehold
Elm Grove, Wivenhoe, Colchester. CO7 9AY

A rare opportunity to purchase an established and substantial 4 bedroom detached family home with approx. 2341sq ft of versatile living accommodation, located in an extremely sought after position in central Wivenhoe backing onto woodland and open fields.

There are so many highlights of this property from the walled south facing fully stocked rear garden, substantial ground floor accommodation, to the superb position being just a few minutes' walk to the quayside, local shops and Wivenhoe mainline station to London Liverpool Street.

This unique family home has been greatly improved and extended by the current owner and offers cleverly configured ground floor space which really does lend itself for family life and entertaining. There are three large reception rooms including a family room and dining room, both enjoying bi-fold doors to the garden, further reception room currently utilised as a study, kitchen/breakfast room, utility room plus a guest ground floor bedroom and shower room.

On the first floor you will find 3 bedrooms and a family bathroom. The principal bedroom enjoys a spectacular decked balcony which takes in the delightful views over of the garden and beyond.

This status property is nestled in an enviable cul-de-sac position and will definitely impress upon viewing



The accommodation with approximate room sizes are as follows - Gas central heating and double glazing is throughout. Canopy external porch leading to:

ENTRANCE PORCH

Front door with glazed side panel leading to two internal doors which lead to the hallway and utility:

UTILITY ROOM

Window to side, space for washing machine & tumble dryer, door to Garage:

ENTRANCE HALL

14' 1" X 12' 4" (4.28M X 3.75M)

An impressive entrance hall which connects the ground floor accommodation. Stairs to first floor, Flagstone flooring, underfloor heating, alarm system, doors to:

KITCHEN/BREAKFAST ROOM

10' 11" x 17' 0" (3.34m x 5.18m)

Sliding door from hallway, with windows and door

leading to the rear garden. Fully equipped with a comprehensive range of base and eye level crafted units with worktops over. Bespoke cabinetry incorporating Fisher & Paykel fridge freezer, Range Master cooker/oven with matching splash back with extractor hood above, Siemens integrated dishwasher, Butler sink with swan tap, breakfast bar, flagstone flooring, underfloor heating. Glazed door to:

DINING ROOM

13' 6" x 13' 8" (4.12m x 4.16m)

Bi-fold doors opening to the rear garden, cupboard housing fuse board, wooden flooring, glazed doors opening to:

RECEPTION ROOM

14' 1" x 18' 7" (4.28m x 5.66m)

Bay window to front, wooden flooring, glazed door to entrance hall.

FAMILY ROOM

28' 4" x 16' 0" (8.64m x 4.88m)

Fabulous family room with plenty of space for seating and dining, with window to side, Bi-fold doors to rear garden and a skylight, cosy log burner, two alcoves one being a log store, shelving to one wall, wooden flooring.

GROUND FLOOR GUEST BEDROOM

10' 2" x 13' 6" (3.09m x 4.12m)

Accessed just off the entrance hall with window to side, skylight, fitted wardrobes, wooden flooring:

SHOWER ROOM

5' 10" x 5' 7" (1.79m x 1.69m)

Corner shower cubicle with tiled walls, wall mounted wash basin with tiled splash back. low level WC, slate flooring, heated towel rail, extractor fan:

Stairs to First Floor from the Entrance Hall.

FIRST FLOOR LANDING

Window to side, large airing cupboard housing boiler, doors off to:

PRINCIPAL BEDROOM

14' 2" x 11' 2" (4.31m x 3.41m)

Window to front, expanse of windows and double doors leading out to the most fabulous decked balustrade balcony with beautiful views over the rear garden, woodland and open space, fitted wardrobes, carpet.

BEDROOM 2

8' 5" x 16' 2" (2.57m x 4.94m)

Windows to front, storage cupboard, carpet. This bedroom could easily be divided to make two rooms:

BEDROOM 3

10' 10" x 7' 7" (3.31m x 2.30m)

Window to rear, carpet:

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FAMILY BATHROOM

8' 11" x 9' 2" (2.71m x 2.80m)

Window to rear, walk in shower with power shower, panelled bath wall, mounted wash hand basin, low level WC, underfloor heating, heated towel rail, half panelled walls, slate flooring.

EXTERNAL

FRONT

The house is set back from the road with a driveway for numerous vehicles leading to the double garage. The well-stocked front garden is mainly laid to lawn with mature shrub borders, trees and planting. Gated access to rear.

REAR

A beautiful walled, private and established south facing landscaped rear garden, backing onto woodland and open fields complements this large home. A delightful outside space with an abundance of mature planting which gives a spectacular display during the summer months. The garden includes lawned and patio areas, enchanting Rose arches, Pear, Apple and

Mulberry Trees, all of which produce a heavy crop of fruit, together with a Pergola which provides welcome shade in the hotter months, which is entwined with grape vines that are laden with fruit come summer.

A water feature and herb garden along with various raised beds makes for a truly adorable garden. You will also find a useful storage shed and log store with gated side access.

GARAGE

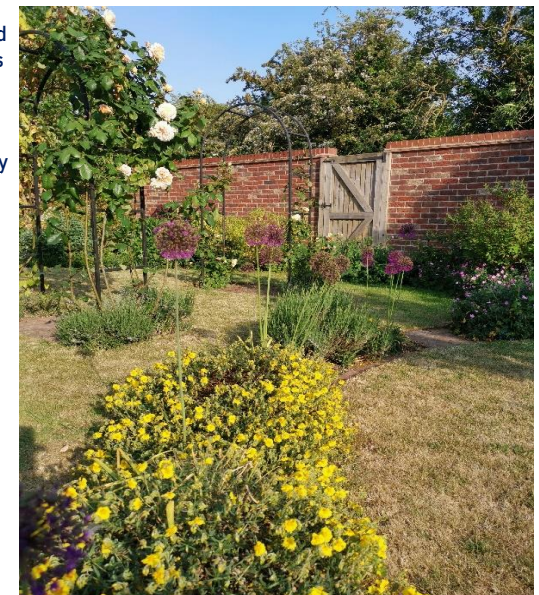
Remote controlled garage door, storage shelving, gas and meters, power and light.

AGENTS NOTES

This rarely available family home has many features. The configuration of the rooms has been carefully considered with family and entertaining guests at the forefront. Large, interconnecting reception rooms are perfect for a growing family with space for everyone to enjoy and offer versatility along with a fabulous space to entertain guests.

The beautiful balcony off of the principal bedroom is something quite spectacular and along with the bi-fold doors in two of the rear facing reception rooms brings the outside in to enjoy the gorgeous landscaped garden.

This is an exceptionally quiet yet well-located property being just a short stroll to all the wonderful amenities Wivenhoe has to offer including eateries, pubs, shops, major bus routes to Colchester Town and the University of Essex plus the commutable main line train station to London Liverpool Street which takes little over an hour.

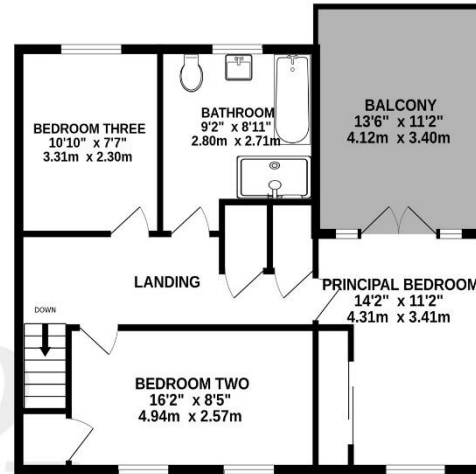
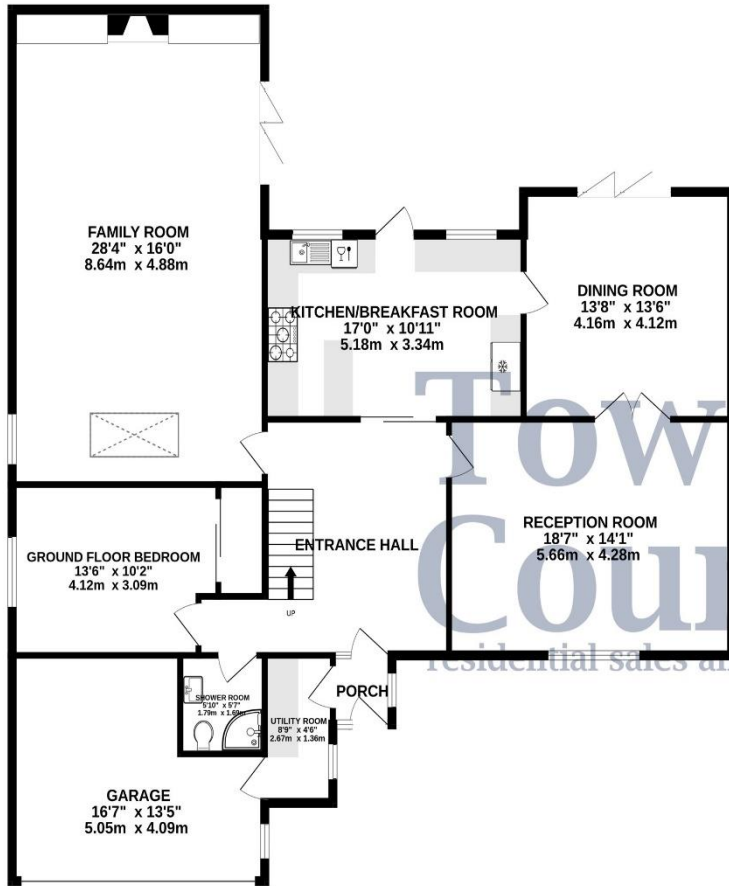






GROUND FLOOR
1707 sq.ft. (158.6 sq.m.) approx.

1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



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ELM GROVE

TOTAL FLOOR AREA : 2351 sq.ft. (218.4 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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