Woodcutters, Wivenhoe
CO7 9LW
Guide Price £625,000 to £635,000
Freehold

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- **LINK DETACHED MODERN HOUSE**
- **FOUR BEDROOMS**
- **EN-SUITE TO PRINCIPAL BEDROOM**
- **16FT LIIVING ROOM**
- **OPEN PLAN KITCHEN/DINING ROOM WITH APPLIANCES**
- **GROUND FLOOR CLOAKROOM/UTILITY ROOM/OFFICE/STUDY**
- **DRIVEWAY AND GARAGE**
- **SELECT DEVELOPMENT WITH POND**
- **MILLFIELDS PRIMARY SCHOOL CATCHMENT**
- **ACCESS TO SHOPS/WATERSIDE AND MAINLINE RAILWAY STATION/**

A PRESTIGIOUS FOUR BEDROOM TWO RECEPTION DETACHED EXECUTIVE STYLE HOUSE LOCATED IN WIVENHOE

Set on this highly regarded small development of homes, this property was originally built by the reputed local builders Moody Homes. These well designed family homes over look a picturesque pond with local wildlife whilst being very close to Millfields Primary School, shops, waterfront/Quay and the all important mainline railway station with services to Colchester and onwards along the A12 corridor to London's Liverpool Street Station.

This well planned property is set out over two levels. The ground floor hallway opens to a welcoming living room with a fire surround and fire being the main focal point, whilst French doors open to the garden and provide light. The kitchen/diner is well appointed with ample room for family get togethers, whist a utility room, cloakroom and study/office provide for those every day needs.

The first floor landing opens to all the bedrooms with the principal bedroom boasting the all important En-suite shower room. Three other bedrooms and a four piece family bathroom cater for the larger family and/or friends and relatives to be put up comfortably.

Outside the property is nestled in a lovely position with an attractive front garden area and enclosed sizeable rear garden providing a safe environment for children to play.

A driveway and garage can be found to the rear with access from Rectory Road.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed frosted entrance door, stair flight to first floor landing, storage cupboard under stairs. Built-in cupboard, wood laminate flooring, radiator.

LIVING ROOM

16' 11'' x 11' 1'' (5.15m x 3.38m)

Double glazed window front elevation, two double glazed picture windows to rear elevation, double glazed French doors to garden. Fire surround inset coal effect gas fire, radiator.

KITCHEN/DINING ROOM

15' 1'' x 14' 5'' (4.59m x 4.39m)

Double glazed door to garden, double glazed windows to rear and side elevations. Single bowl sink unit with mixer tap inset to work tops with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching units. Integrated fridge/freezer, pull out larder, integrated dishwasher and integrated wine cooler. Filter hood over a five ring gas hob, built-in electric oven and built-in microwave over. Wood laminate flooring, radiator.

UTILITY ROOM

7' 9'' x 5' 5'' (2.36m x 1.65m)

Double glazed window side elevation, extractor fan. Concealed wall mounted gas boiler (approx. one year old). Single bowl sink unit with mixer tap inset to work top with cupboards under and wall mounted cupboards. Space for washing machine, integrated fridge/freezer. Wood laminate flooring, radiator.

STUDY/OFFICE

11' 2'' x 10' 8'' (3.40m x 3.25m)

Double glazed window to front and side elevations, radiator.




FIRST FLOOR LANDING

Two double glazed windows, built-in linen cupboard, built-in airing cupboard. Access to loft space.

BEDROOM ONE

16' 11'' x 10' 5'' (5.15m x 3.17m)

Double glazed window front and rear elevations, built-in double wardrobe cupboards, two radiators.

EN-SUITE SHOWER ROOM

Double glazed frosted window to front elevation. Recessed lighting, extractor fan, drop light switch. Low level WC, pedestal wash hand basin with mixer tap and built-in shower cubicle with shower unit and screen door. Wood laminate flooring, heated towel radiator.

BEDROOM TWO

14' 5'' x 8' 4'' (4.39m x 2.54m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

10' 8'' x 9' 3'' (3.25m x 2.82m)

Double glazed window to front and side elevations, radiator.

BEDROOM FOUR

10' 8'' x 7' 3'' (3.25m x 2.21m)

Double glazed window to side elevation, radiator.

FAMILY BATHROOM

10' 8'' x 6' 5'' (3.25m x 1.95m)

Double glazed frosted window to side elevation, recessed lighting, drop light switch, extractor fan. Low level WC, pedestal wash hand basin, panel bath and shower cubicle with Aqualisa shower unit and folding screen door. Tiled walls, wood laminate flooring, radiator.

FRONT GARDEN

Access via paved pathway. Lawned area, stockade style fencing with block paved path to entrance door.

REAR GARDEN

Paved patio leading to a predominately lawned garden. Outside water tap. Wooden gate leading to garage and off street parking.

GARAGE/DRIVEWAY

16' 11'' x 11' 1'' (5.15m x 3.38m)
Tarmacadam driveway forming off road parking leading to Garage.

Garage: Double wooden doors with power and lighting connected.

The garage and driveway are accessed via Rectory Road to the rear of the property.

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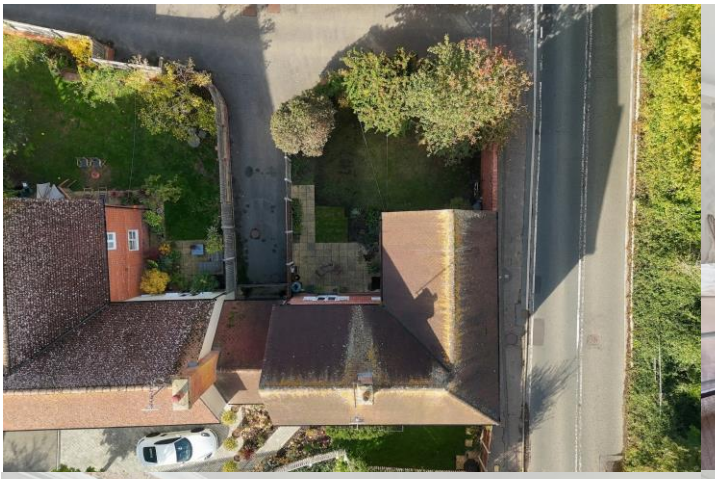




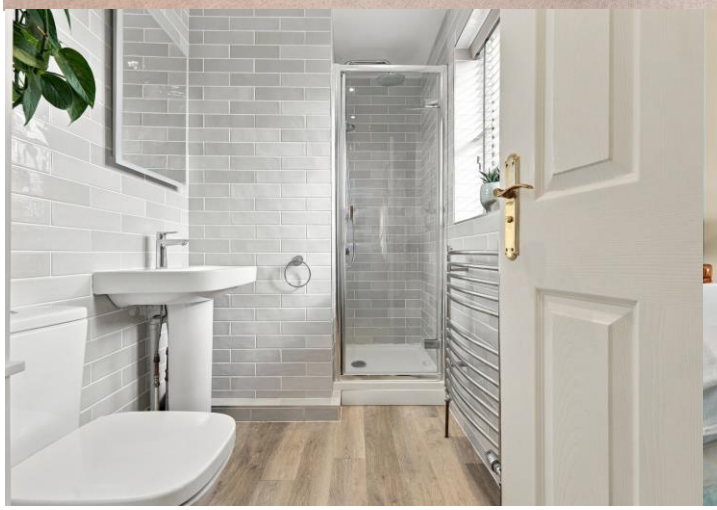



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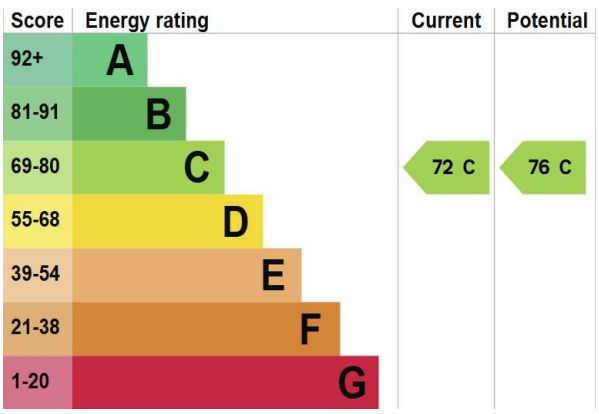




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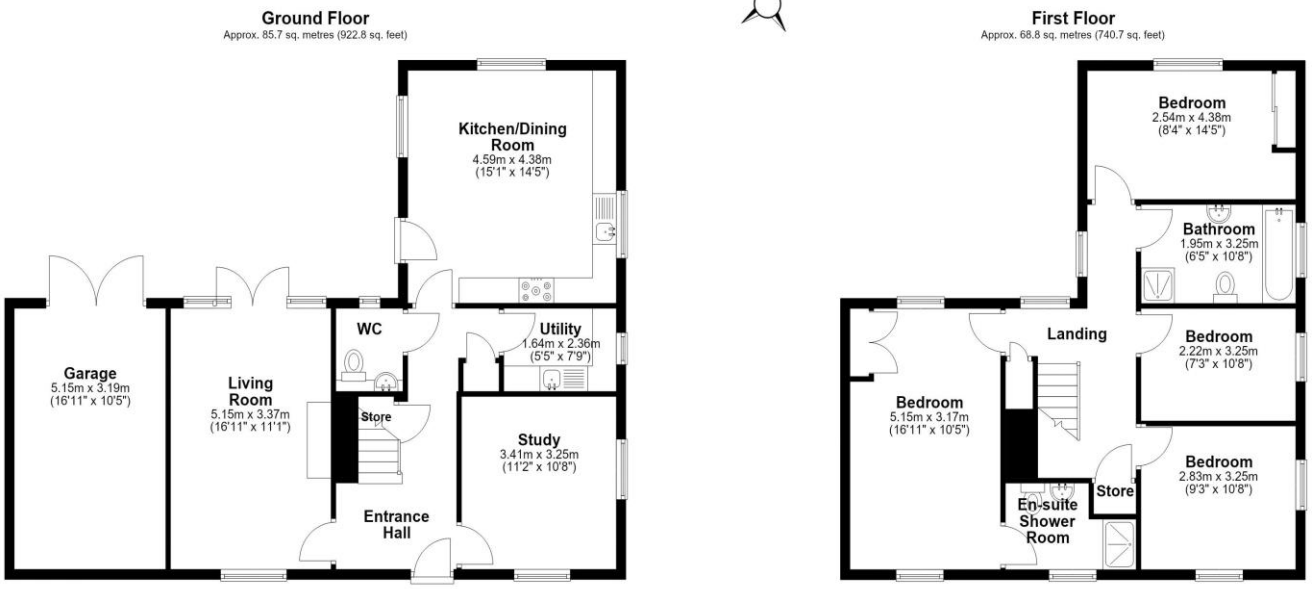
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Total area: approx. 154.5 sq. metres (1663.5 sq. feet)

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Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Woodcutters, Wivenhoe

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