

**Ernest Road, Wivenhoe  
CO7 9LJ  
£489,500 Freehold**

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- **FOUR BEDROOM DETACHED HOME**
- **SOUGHT AFTER LOCATION**
- **SPACIOUS LOUNGE**
- **KITCHEN/DINER**
- **OFFICE/PLAYROOM/BEDROOM FIVE**
- **SEPARATE UTILITY/CLOAKROOM**
- **MODERN BATHROOM**
- **OFF ROAD PARKING & GARAGE**
- **MATURE REAR GARDEN**
- **WALKING DISTANCE TO TRAIN STATION**

**\*\* FOUR BEDROOM DETACHED HOUSE \*\***

This well presented family home is located in the sought after quiet and peaceful central Wivenhoe area which is within walking distance to the Train Station (with direct links to Liverpool Street) and close to local shops, amenities and the waterfront.

The heart of this home is undoubtedly the open-plan kitchen/diner which is both stylish and functionally designed with both family life and entertaining guests in mind. The spacious lounge is ideal for a larger family, there is an adaptable second reception room which can be used as an office/playroom/bedroom five for guests if required. A separate cloakroom/utility completes the ground floor.

To the first floor you will find four bedrooms, two of these are good sized doubles whilst the remaining two are generous singles, there is a modern family bathroom for all the family. To the front of the property there is off road parking and access to the garage as well as side access to the rear garden. To the rear you have a private garden which again is ideal for entertaining as well as family life.

**\*\* DO NOT MISS THIS RARE OPPORTUNITY IN THIS SOUGHT AFTER LOCATION \*\***



The accommodation with approximate room sizes are as follows:

#### ENTRANCE HALL

uPVC partially glazed front door, Engineered Wood flooring, centre light, radiator, stairs to first floor landing.

#### LOUNGE

21' 4" x 11' 1" (6.50m x 3.38m)

Windows to front and rear aspects, French doors leading to rear garden, carpet flooring, centre and wall mounted lights, radiator, feature fireplace.

#### KITCHEN

11' 8" x 9' 0" (3.55m x 2.74m)

Window to rear aspect, Engineered Wood flooring, two centre lights. Range of cream wall and base units with contrasting work top, integrated dishwasher, 1½ bowl ceramic sink/drain, space for gas Range cooker with extractor over, washing machine, part tiled walls, opening to:

#### DINING AREA

13' 2" x 7' 9" (4.01m x 2.36m)

Window to rear aspect, door to patio, Engineered Wood flooring, two centre lights, radiator. Range of wall and base units incorporating the fridge/freezer.

#### UTILITY ROOM/CLOAKROOM

5' 8" x 4' 9" (1.73m x 1.45m)

Obscured window to rear aspect, tiled flooring, inset spot lights, radiator, partially tiled walls. Wall mounted cupboard, space for washing machine with worktop over, low level WC and wash hand basin.

#### OFFICE/PLAYROOM/BEDROOM FIVE

9' 1" x 7' 9" (2.77m x 2.36m)

Window to front aspect carpet flooring, centre light, radiator.



#### **FIRST FLOOR LANDING**

Window to front aspect, carpet flooring, centre light, radiator, storage cupboard, loft access hatch.

#### **BEDROOM ONE**

12' 0" x 11' 2" (3.65m x 3.40m)

Window to rear aspect, carpet flooring, centre light, radiator.

#### **BEDROOM TWO**

11' 3" x 9' 0" (3.43m x 2.74m)

Window to front aspect, carpet flooring, centre light, radiator.

#### **BEDROOM THREE**

9' 2" x 7' 10" (2.79m x 2.39m)

Window to front aspect, carpet flooring, centre light, radiator, built in wardrobe.

#### **BEDROOM FOUR**

8' 11" x 7' 2" (2.72m x 2.18m)

Window to rear aspect, carpet flooring, centre light, radiator, built in wardrobe.

### **FAMILY BATHROOM**

6' 6" x 5' 8" (1.98m x 1.73m)

Obscured window to rear aspect, tiled flooring, centre light, radiator. Panelled bath with wall mounted & rainfall shower over, combination vanity unit incorporating sink and WC.

### **EXTERIOR**

#### **FRONT**

Hedged borders, 1/2 brick wall, off road parking for two cars, garage, side access to garden.

#### **REAR**

Patio area, laid to lawn with mature trees and shrubs, two garden sheds.

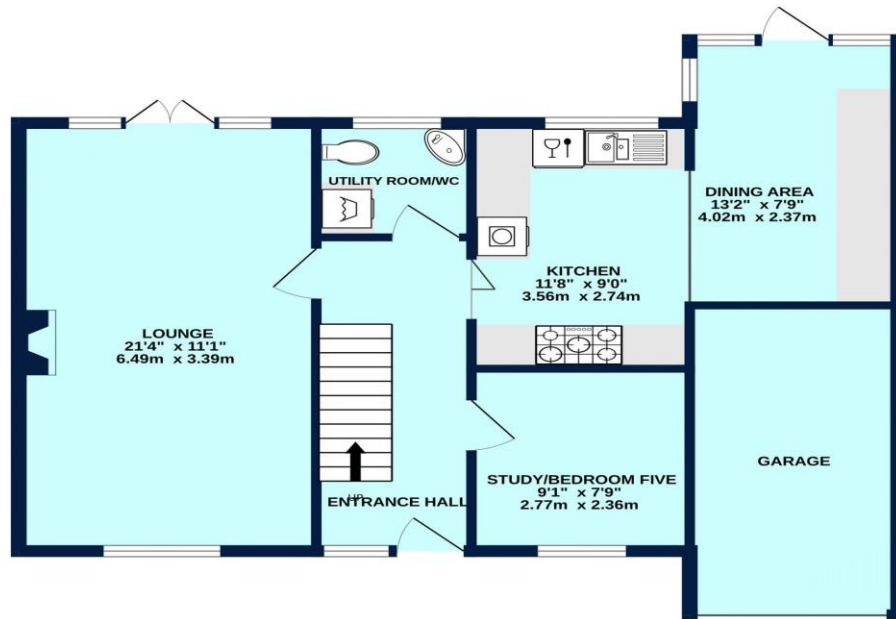




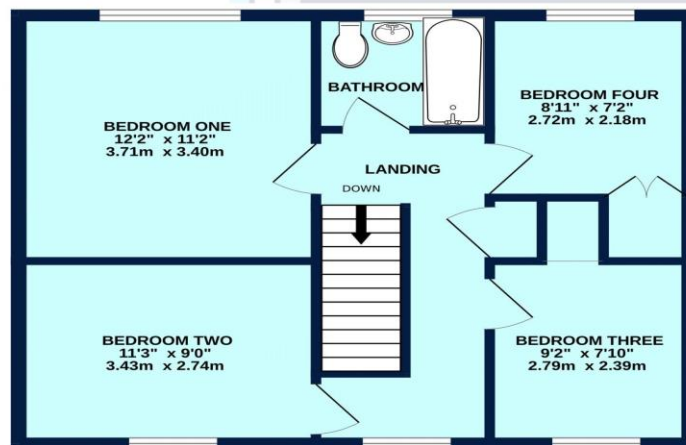


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



ERNEST ROAD

TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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