

**De Vere Lane, Wivenhoe  
CO7 9AU  
£585,000 Freehold**

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- EXQUISITELY DECORATED THREE BEDROOM DETACHED FAMILY HOME
- REFURBISHED TO AN EXACTING STANDARD
- OPEN PLAN KITCHEN, DINING AND FAMILY SPACE
- COSY LOUNGE WITH LOG BURNER
- STUDY and UTILITY AREA
- CLOAKROOM AND FAMILY BATHROOM
- OAK FLOORING AND UNDERFLOOR HEATING
- OFF ROAD PARKING
- SUPER LOCATION WITH PARK, TRAIN STATION AND SHOPS NEARBY
- A SIMPLY STUNNING FAMILY HOME IN A PRIME ROAD

SHOWHOME CONDITION AND REFURBISHED TO AN EXEMPLARY STANDARD

WELCOME TO GLANCE LODGE AN ABSOLUTELY STUNNING THREE BEDROOM DETACHED FAMILY HOME LOCATED IN A QUIET, PRIME ROAD IN WIVENHOE WITH KING GEORGE V PLAYING FIELD WITH WOODLAND WALKS OPPOSITE AND WIVENHOE BOWLS CLUB BEHIND.

IN JUST A SHORT STROLL, THE TRAIN STATION, INDEPENDENT SHOPS AND EATERIES PLUS WIVENHOE QUAYSIDE CAN BE ENJOYED – A PERFECT COMMUTER HOME. EVERYTHING ABOUT THIS PROPERTY EXUDES STYLE AND CALM – YOU FEEL IT AS SOON AS YOU ENTER THE PROPERTY.

There are so many highlights throughout this incredible home that stand out. Of particular note on the ground floor, is the bright, elegant and enviably styled, Neptune-esque open plan kitchen/dining and family space with full width Bi-fold doors leading out onto the contemporary style low maintenance space which is completely private.

A cosy lounge to the front of the house provides a retreat, complete with log burner, the study is the ideal work from home solution along with a cloakroom adding convenience to family life. The first floor follows the same beautiful décor Hughes in the three bedrooms, all benefitting from fitted wardrobes and plush carpets. The Principal bedroom enjoys a super view over Wivenhoe Bowls Club. A family bathroom with a crisp white suite completes the upstairs space. To compliment this gorgeous home you will find plenty of parking on the block paved driveway to the front.



**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE PORCH**

Imposing Oak porch with Oak entrance door.

#### **ENTRANCE HALLWAY**

The entrance hallway sets the scene for the whole house - bright, classic neutrally decorated and spacious, with Oak flooring, underfloor heating and a storage cupboard.

#### **RECEPTION ROOM**

10' 9" x 10' 0" (3.27m x 3.05m)

A cosy retreat with sash window to the front. A log burner brings warm and a relaxing ambience to this room which has Oak flooring and underfloor heating.

#### **KITCHEN/DINING/FAMILY ROOM**

24' 0" x 14' 0" (7.31m x 4.26m)

Located to the rear of the house is the elegantly designed "Neptune Esque" open plan family space with fabulous full width Bi-Fold doors which bring the outside in. Leading directly onto the modern private bijou outside space ideal for entertaining. A family seating area blends with a dining space and a stunning kitchen which has a comprehensive range of both base and wall units which incorporates a gas range cooker, dishwasher, and American fridge/freezer, all to remain. A complimentary island with Quartz white worktops, butler sink with elegant swan mixer tap plus an instant hot water tap adds convenience. A great family and entertaining space with Oak flooring and underfloor heating.

#### **STUDY**

6' 7" x 6' 7" (2.01m x 2.01m)

Sash window to the front, Oak flooring and underfloor heating. Recessed "utility area" with space and plumbing for a washing machine and tumble dryer.

#### **CLOAKROOM**

A modern white suite comprising of a low level WC and vanity wash hand basin, Oak flooring and underfloor heating.



## **LANDING**

Window to front, sizeable partly shelved airing cupboard, doors to:

## **PRINCIPAL BEDROOM**

12' 5" x 11' 4" (3.78m x 3.45m)

Sash window to rear, triple fitted treble wardrobe, carpet flooring.

## **BEDROOM TWO**

11' 1" x 10' 3" (3.38m x 3.12m)

Sash window to front, fitted treble wardrobe, carpet flooring.

## **BEDROOM THREE**

10' 0" x 7' 5" (3.05m x 2.26m)

Sash window to rear, fitted wardrobe, carpet flooring.

## **BATHROOM**

Window to side. Crisp white bathroom suite comprising of panelled bath with mixer tap and shower attachment, double shower enclosure with fountain shower and further hand held shower attachment, low level WC and vanity wash hand basin. Heated chrome towel rail, Oak flooring.

## **EXTERIOR**

### **FRONT**

Mature garden area with white picket fencing. Block paved driveway provides a large amount of off road parking together with an electric vehicle charging point.

### **REAR**

Contemporary fenced and paved, sleek and stylish outside entertaining space which is low maintenance and incredibly private. Running down the side of the property is a shed/storage space which also houses the gas central heating boiler. Gated access to the front.

## **AGENT'S NOTE**

Beautiful shutters are already on the front windows of the property and the Vendor has informed us that the same shutters will be fitted to the rear windows.



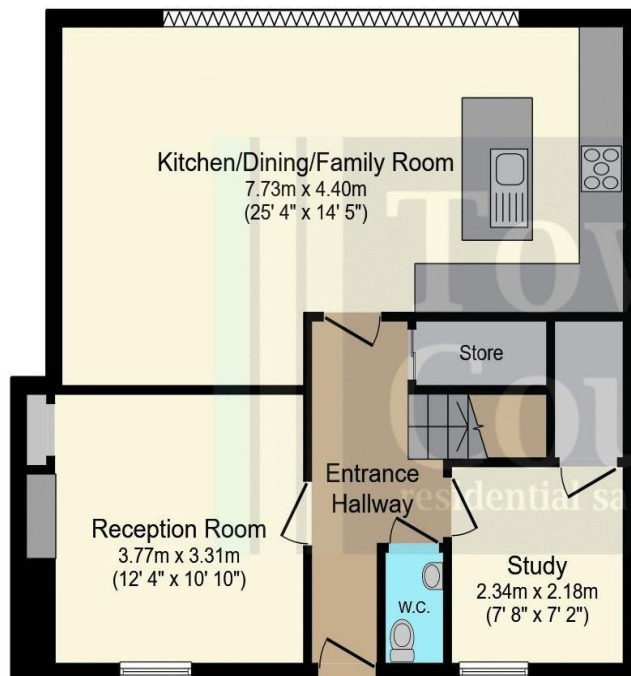




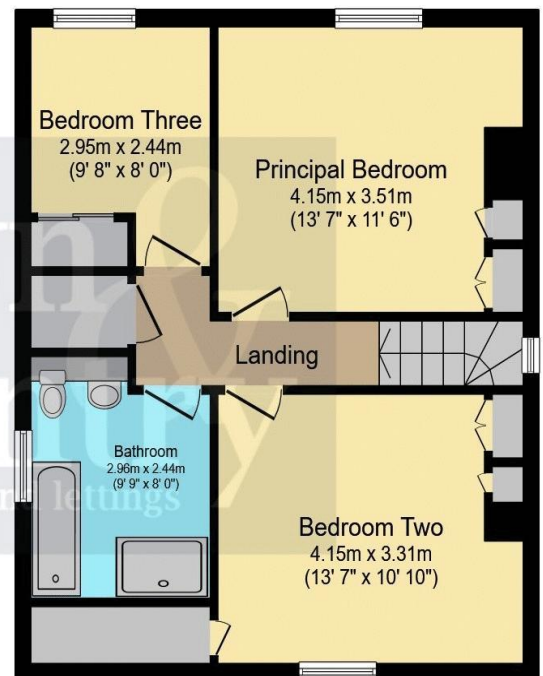








**Ground Floor**  
Floor area 61.2 sq.m. (659 sq.ft.)



**First Floor**  
Floor area 52.3 sq.m. (563 sq.ft.)

**Total floor area: 113.6 sq.m. (1,222 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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