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**Keelars Lane, Wivenhoe, CO7 9LA**  
**£850,000 Freehold**

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**\*\*A TRULY SUBSTANTIAL EXTENDED FOUR BEDROOM TWO RECEPTION RESIDENCE LOCATED ON A GENEROUS PLOT \*\***

Positioned in this lovely semi-rural non-estate location in Wivenhoe is this versatile family home set on approx 1.15 acres. This well planned property is approached by two sets of impressive gates with central red brick boundary wall.

The plot is separated into two areas with an outer plot wrapping round the inner with its own set of wooden access gates. This could be a a great opportunity for equine use, potential business or additional storage, subject to permissions.

The main property has been improved with all the modern day features for the busy family.

Set out over two floors, the ground floor consists of an entrance lobby, light and airy sitting room, separate dining room, office area, conservatory/garden room with doors leading to the garden, kitchen/breakfast room and utility room/WC.

The first floor has a main landing with four bedrooms, the principal with balcony and panoramic views over the garden and modern family four piece bathroom.

Outside the front area has parking for numerous cars and accessed by a gated in/out driveway, in addition there are substantial side and rear gardens.

Additionally, a further plot wraps around the inner plot with separate gated access leading to a double garage and further land/storage.



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## GROUND FLOOR

### ENTRANCE PORCH

### SITTING ROOM

20' 6" x 15' 11" (6.24m x 4.85m)

### STUDY AREA

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

### CONSERVATORY/GARDEN ROOM

12' 9" x 9' 3" (3.88m x 2.82m)

### KITCHEN/BREAKFAST ROOM

15' 4" x 13' 3" (4.67m x 4.04m)

### UTILITY ROOM/WC

10' 0" x 8' 2" (3.05m x 2.49m)

### DINING ROOM/SECOND

### RECEPTION

13' 10" x 13' 3" (4.21m x 4.04m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## FIRST FLOOR

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

19' 4" x 13' 3" (5.89m x 4.04m)

### BEDROOM TWO

12' 9" x 11' 1" (3.88m x 3.38m)

### BEDROOM THREE

13' 2" x 10' 1" (4.01m x 3.07m)

### BEDROOM FOUR/OFFICE

9' 3" x 9' 1" (2.82m x 2.77m)

### FAMILY BATHROOM

9' 11" x 5' 10" (3.02m x 1.78m)

## EXTERIOR

### FRONT GARDEN

The property is approached by a red brick boundary wall with two sets of wrought iron style gates forming an in/out driveway finished with shingle. There is also access to a side garden. There are wooden gates further on which give access to the additional outer plot.

### SIDE/REAR GARDEN

The main garden area wraps round the property with a side expanse of lawn continuing to the rear where there is a patio area pergola, shed and greenhouse. There is also access to the garage.

### DOUBLE GARAGE

Up and over door, power and lighting and doors to garden.

### OUTER PLOT

There is an additional plot with access via wooden gates that wraps around the side and rear of the garden which would be ideal for a business, additional storage or equine usage, subject to normal permissions and or planning regulations.





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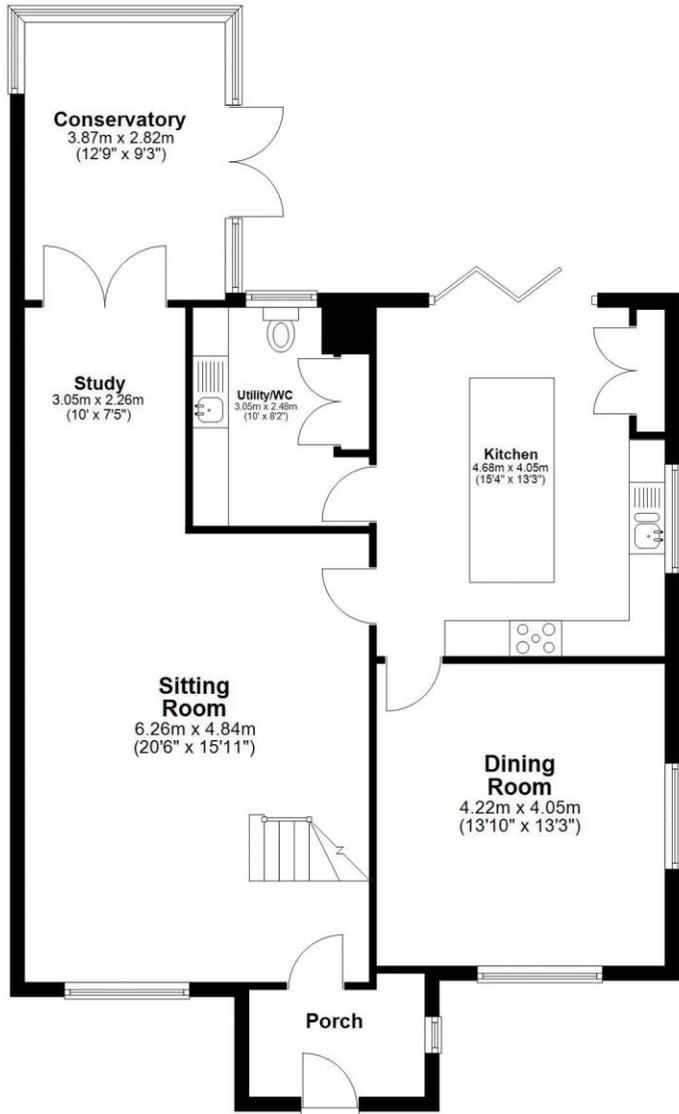
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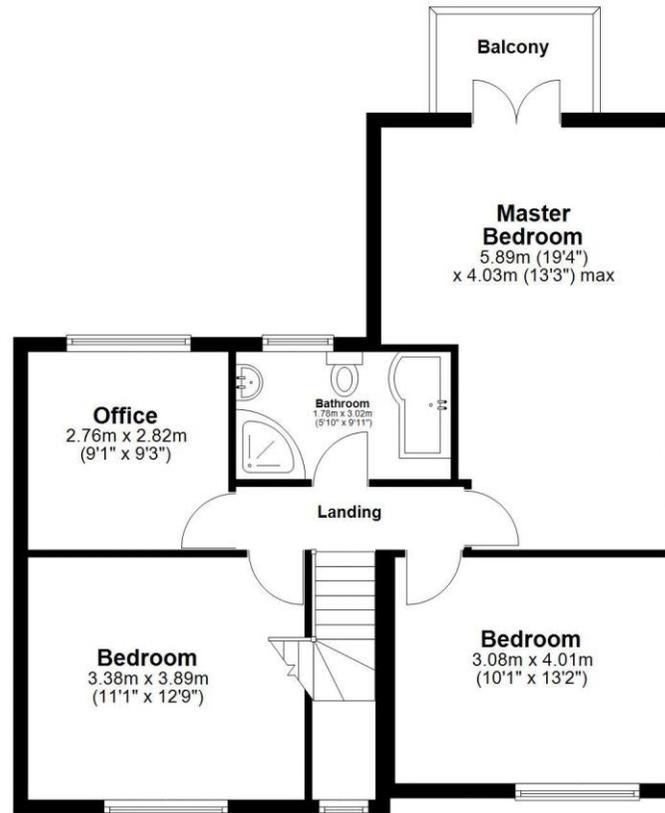
### Ground Floor

Approx. 98.0 sq. metres (1054.4 sq. feet)



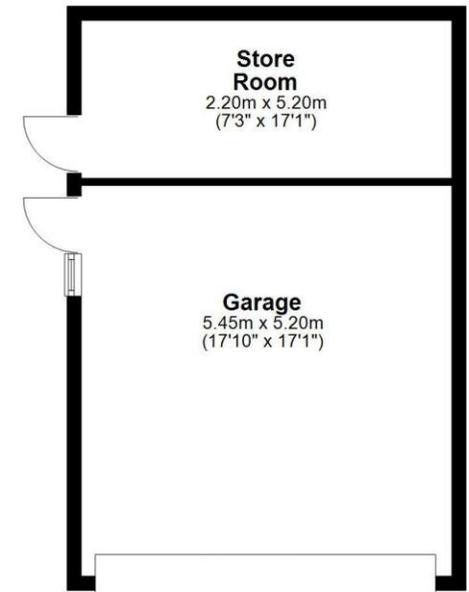
### First Floor

Approx. 67.9 sq. metres (730.3 sq. feet)



### Outbuilding

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 206.1 sq. metres (2218.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



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9 Osbornes Court, Victoria Place  
Brightlingsea, Essex CO7 0EB  
Tel: 01206 302288

property@townandcountryresidential.co.uk  
www.townandcountryresidential.co.uk

rightmove ZOOPLA @PrimeLocation.com The Property Ombudsman APPROVED CODE DPS OnTheMarket

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