





Viewlands, Ferry Road, Fingringhoe, Colchester, Essex, CO5 7BX

Viewlands occupies a delightful position in a mature plot of around 1/4 of an acre with delightful views to the rear over the River Colne towards Wivenhoe.

This modern, light and airy home offers well planned accommodation arranged over two floors including an impressive lounge with French doors opening onto the rear garden and spacious kitchen/breakfast room fitted with a range of high quality units and Corian worksurfaces.

- Four bedrooms
- Three reception rooms
- Two bathrooms
- Garage and driveway
- Village location
- Views over the River Colne
- Large gardens



The entrance hall has built-in storage cupboards, stairs to the first floor with storage cupboard and door to the cloakroom with wash basin and WC.

The rear facing lounge has a central fireplace with display mantle and French doors opening onto the rear garden.

There are two additional reception rooms complimented by a spacious kitchen/breakfast room having Corian worksurfaces including a breakfast bar, inset gas hob with cooker hood over, sink with mixer tap and separate boiling water tap, built-in oven and microwave, tiled floor and French doors to the rear.

There is an adjoining utility room having worksurface with cupboards and space under, plumbing for washing machine and door to side.

On the first floor is a galleried landing with access to the insulated and part-boarded loft space and a shelved linen cupboard.

The master bedroom has a range of built-in wardrobes and an ensuite with shower cubicle, wash basin and WC. There are three further generous bedrooms and a bathroom with panel bath, wash basin with storage cupboards under, WC and tiled walls.

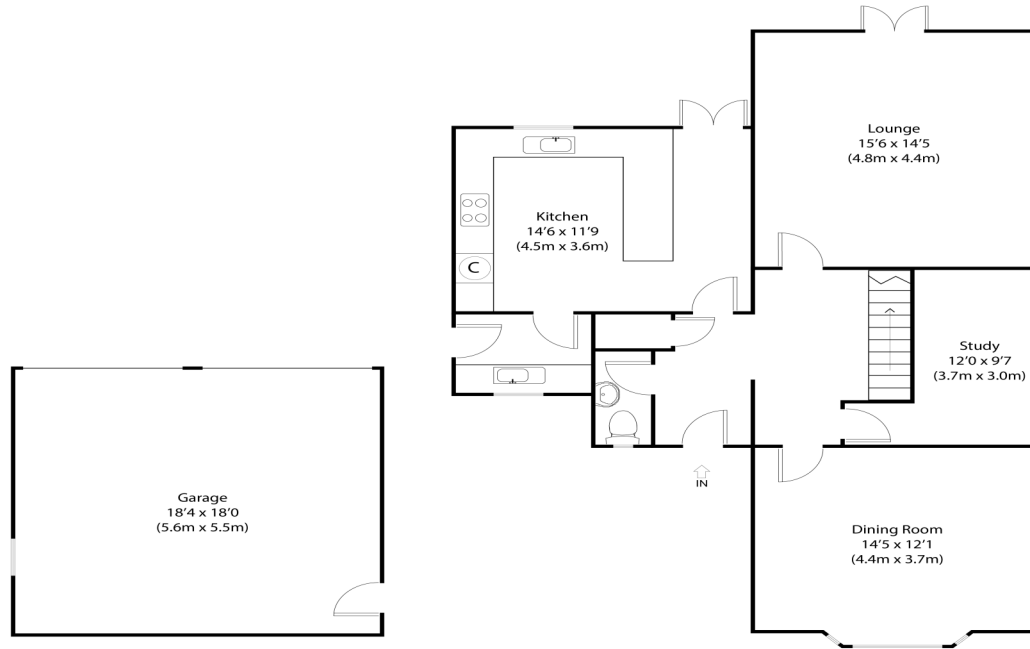




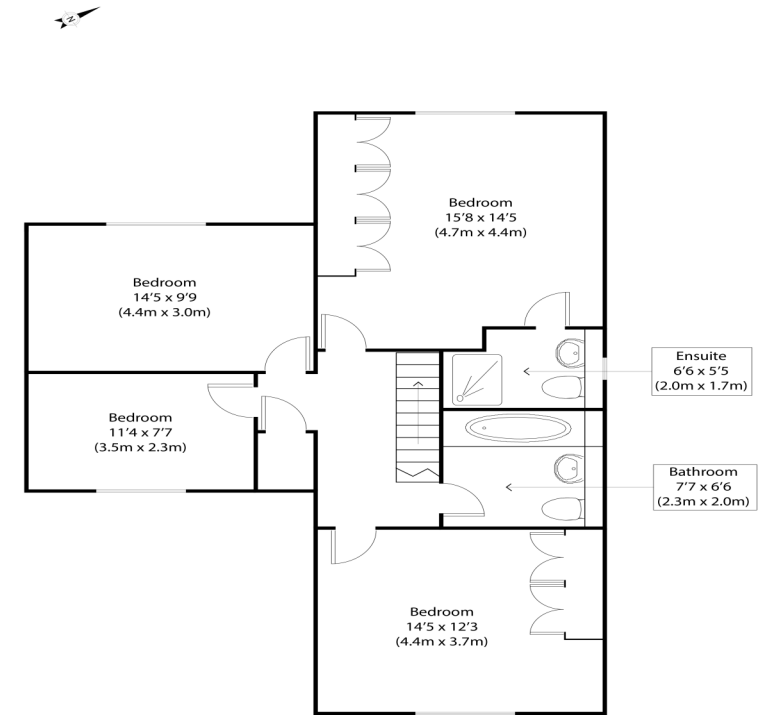


Approximate Gross Internal Area 1780 sq ft (165 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Ground Floor



First Floor

Consumer Protection Regulations 2008

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Outside

As previously mentioned Viewlands occupies a mature plot extending to around 1/4 of an acre to the front of which the garden is laid to lawn with mature trees and gravel driveway providing off road parking for a number of vehicles.

There is a detached double width garage with two up and over doors.

The delightful rear garden extends to around 100' in depth being predominantly lawn with flower beds and greenhouse, providing a lovely setting and general seclusion. There is a further "hidden" garden to one side, ideal for storage and compost with mature trees.

Location

The highly regarded village of Fingringhoe lies to the south of Colchester with its church, primary school and public house. The nature reserve is close by providing lovely walks and viewing towers for any would be bird watchers. The property is a short distance from Abberton Reservoir and Mersea Island with its many water sports and renowned fresh sea food restaurants.

Colchester town centre is within easy reach with its excellent range of shopping and recreational facilities, wine bars, restaurants and mainline station with direct links to London Liverpool Street.

Directions

Proceed out of Colchester along the Mersea road, turning left at the mini roundabout into Abbots road, at the end of Abbots road turn right at the roundabout and follow the road on signposted towards Fingringhoe. On reaching the village turn left by the public house, follow the road up the hill turning left into Ferry road, as you start to proceed down the hill there is a shingle driveway on the right hand side, take this driveway and the property will be found in front of you.

Important Information

Council Tax Band - F

Services - We understand that mains water, gas and electricity are connected to the property. Drainage is to a private system.

Tenure - Freehold

EPC rating - C

Agents note

We are advised by the current owners that there cannot be any extensions or changes to the external appearance of the property without prior consent of the original owners who live in the property adjacent, Hill House.





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