



Elm Grove, Wivenhoe, Colchester, CO7

£750,000

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THE HOME

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The highlight of this home is the walled south facing rear garden, which is fully stocked and offers a peaceful retreat with views of woodland and open fields. The ground floor features generous living areas, including a family room and dining room with bi-fold doors leading to the garden, a study, kitchen/breakfast room, utility room, and a guest bedroom with a shower room.

Upstairs, there are three bedrooms and a family bathroom, with the principal bedroom benefiting from a stunning decked balcony overlooking the garden. The property has been extensively improved and extended by the current owner, creating a perfect balance between family living and entertaining space.

Located just a short walk from the quayside, local shops, and Wivenhoe mainline station, this property offers both convenience and tranquility. Situated in a quiet cul-de-sac, this impressive home is sure to attract attention from discerning buyers.

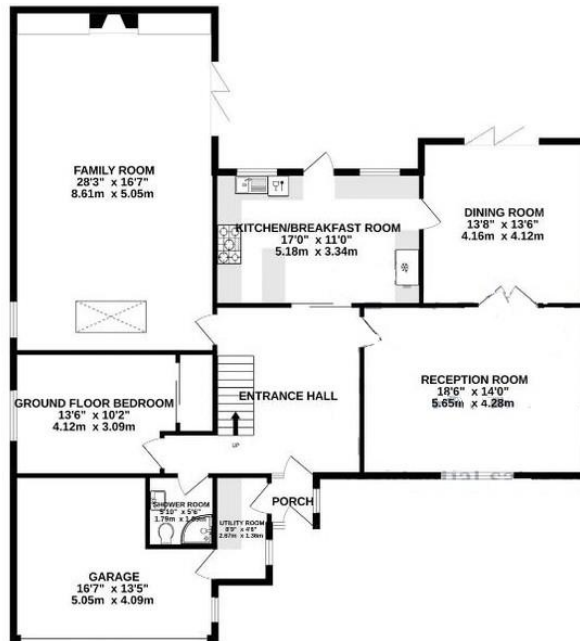




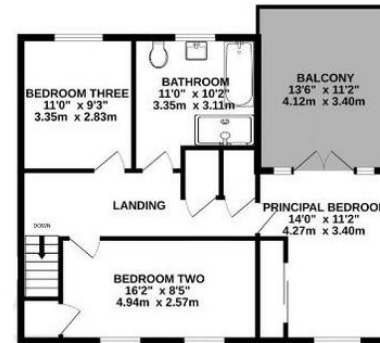




GROUND FLOOR
1707 sq.ft. (158.6 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



ELM GROVE

TOTAL FLOOR AREA: 2351 sq.ft. (218.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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