



**95 Broome Grove, Wivenhoe
Colchester, Essex**

**DAVID
BURR**



95 Broome Grove, Wivenhoe, Colchester, Essex, CO7 9QT

Wivenhoe is a popular satellite town on the outskirts of Colchester with a strong sense of community. There is a variety of local shops and facilities including, pubs and restaurants, a medical centre and two local primary schools with strong Ofsted ratings. Situated on the banks of the river Colne with an active sailing hub, Wivenhoe enjoys access to the Wivenhoe Trail for cycling and/or country walks and a direct train link from the Wivenhoe train station to London Liverpool Street in approximately just over an hour.

A six bedroom (three en-suite), detached individual property offering an accommodation schedule in excess of 2,600 sq ft enjoying an attractive location with the convenient reach of the centre of Wivenhoe. Ideally suited as a family home and/or multi-generational living, those requiring annex/ancillary accommodation and those looking to use the excellent rail and road links, thriving facilities lie within Wivenhoe and provide rail access to Colchester in approximately 7 minutes. Offering an accommodation schedule arranged via four ground floor reception rooms, a granite topped fitted kitchen and centrally positioned within its grounds offering gardens to front and rear. A rarely available, diverse market opportunity with further benefits including a garage, private off street parking and established, well screened gardens.

A six bedroom (three en-suite), detached property offering an accommodation schedule of approximately 2,600 sq ft arranged via four ground floor reception rooms. Conveniently placed for the centre of Wivenhoe with further benefits including garaging, private off street parking and gardens to front and rear.

UPVC clad security door opening to:

ENTRANCE HALL: 11' 9" x 4' 4" narrowing to 2' 10" (3.62m x 1.34m narrowing to 0.90m) With tiled flooring throughout, centrally positioned staircase rising to first floor and panelled door to:

DINING ROOM: 18' 8" x 11' 9" (5.72m x 3.64m) Centrally positioned within the accommodation schedule and afforded a dual aspect with casement window range to front and rear, further door to rear hall and double doors to:

SITTING ROOM: 22' 10" x 12' 10" (7.01m x 3.95m) A generously proportioned reception space with window to side, wood burning stove set on a tiled hearth and distinctive wall panelling. Panelled glazed sling door opening to:

CONSERVATORY: 11' 9" x 9' 3" (3.64m x 2.84m) With a glazed surround on three sides set beneath a pitched roof line with double doors to front and rear aspects.

STUDY: 12' 6" x 5' 7" (3.84m x 1.74m) (Accessed via sitting room) With casement window to front affording views across the garden and open fronted fitted wall shelving.

KITCHEN: 18' 9" x 8' 5" (5.75m x 2.58m) Fitted with an extensive range of shaker style base and wall units with granite preparation surfaces over and tiling above. Stainless-steel single sink unit with vegetable drainer to side, mixer tap above and casement window to side. Integrated appliances include a Stoves double oven with grill above, four-ring Neff induction hob with extraction over, Bosch dishwasher and an integrated

95 Broome Grove, Wivenhoe, Colchester, Essex, CO7 9QT

fridge/freezer. The range of kitchen units comprise a number of soft close base units, floor to ceiling store units and range of spotlights. A casement window to side and tiled flooring throughout. Opening to:

INNER HALL: Door to useful understair storage recess.

GARDEN ROOM: 15' 7" x 7' 8" (4.79m x 2.39m) Fitted with a matching range of shaker style base units with granite effect preparation surfaces and tiling above. Villeroy and Boch ceramic double sink unit with mixer tap above and space and plumbing for a washing machine and dryer. Tiled flooring throughout and double doors to side with casement windows affording an aspect across the side gardens with pond. Panelled door to:

UTILITY ROOM: 15' 0" x 7' 8" (4.58m x 2.39m) Fitted within an extensive range of base and wall units with granite effect preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap over, tiled flooring throughout and half height panelled glazed door opening to rear gardens.

CLOAKROOM: Fully tiled fitted with ceramic W.C, wash hand basin with a fold out gloss fronted unit and tiled flooring throughout.

First floor

LANDING: 22' 2" x 8' 4" (6.76m x 2.57m) A substantial landing with hatch to loft range of floor to ceiling fitted units and velux skylight and panelled door to:

BEDROOM 1: 19' 7" x 12' 6" narrowing to 8' 7" (5.99m x 3.85m narrowing to 2.64m) With casement window to front, picture rail and range of fitted wardrobe units. Further door to:

EN-SUITE SHOWER ROOM: 9' 4" x 3' 9" (2.87m x 1.18m) Fully tiled and fitted with ceramic WC, wash handbasin within a fitted base unit and fully tiled, separately screened shower unit with shower attachment. Wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: 24' 8" x 11' 8" (7.56m x 3.60m) Affording a dual aspect with casement windows to side, picture rail and range of fitted wardrobe units with attached hanging rail, and useful shelving. Hatch to loft and further door to:

EN-SUITE SHOWER ROOM: 8' 1" x 2' 8" (2.46m x 0.87m) Fully tiled and fitted with ceramic WC, wash handbasin within a fitted base unit and fully tiled, separately screened shower unit with shower attachment.

BEDROOM 3: 20' 9" x 9' 1" (6.36m x 2.77m) Afforded a dual aspect with casement window to front and side, picture rail and fitted wardrobe units. Further door to:

EN-SUITE SHOWER ROOM: 10' 3" x 2' 8" (3.15m x 0.85m) Fully tiled and fitted with ceramic WC, wash handbasin and fully tiled, separately screened shower unit with shower attachment.

BEDROOM 4: 12' 1" x 10' 0" (3.68m x 3.05m) With picture window to front affording views across the gardens and doors to fitted wardrobe.

BEDROOM 5: 9' 8" x 8' 4" (2.99m x 2.57m) With casement window range to rear affording views across the rear gardens.

BEDROOM 6: 10' 0" x 8' 6" (3.05m x 2.62m) With picture window to front and double doors to fitted wardrobe.

FAMILY BATHROOM: 8' 5" x 5' 4" (2.58m x 1.66m) Fully tiled and fitted with ceramic WC, wash handbasin within a fitted base unit and bath with handheld shower attachment.

95 Broome Grove, Wivenhoe, Colchester, Essex, CO7 9QT

Outside

The property is situated on Broome Grove, ideally placed for the centre of this thriving North Essex town. Enveloped by its own gardens with private off-street parking via a driveway and direct access to:

GARAGE: 22' 0" x 8' 8" (6.72m x 2.69m) With up and over door and tandem parking, light and power connected and personal door to side.

The gardens are one of the properties most striking attributes with areas of lawn to both front and rear with flourishing border planting with a fence line border beyond, terracing and a pond with a decked terrace above.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: horder.daisy.cheese

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR.

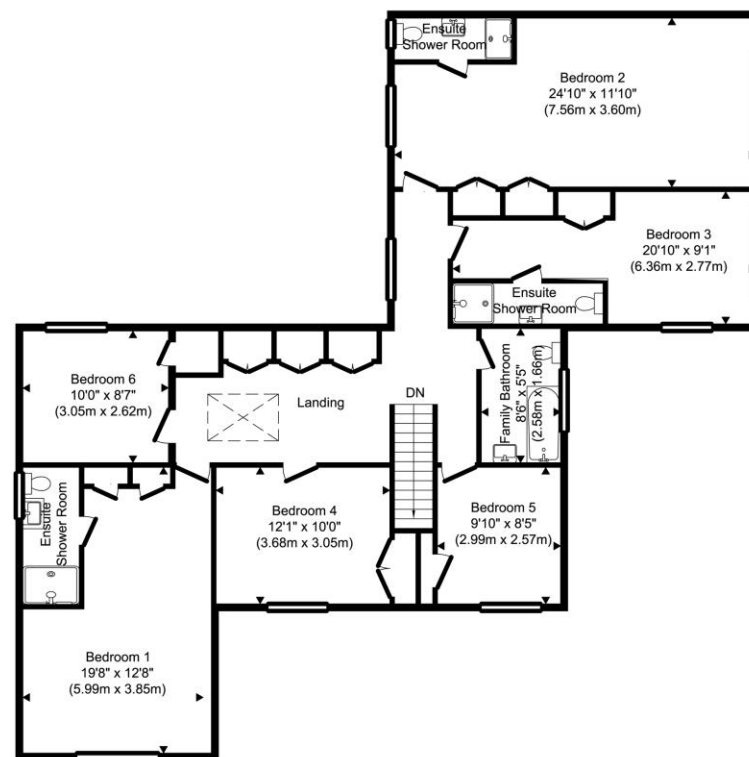
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



95 Broome Grove, Wivenhoe, Colchester, Essex, CO7 9QT



Ground Floor
Approximate Floor Area
1509.31 sq. ft.
(140.22 sq. m)



First Floor
Approximate Floor Area
1355.49 sq. ft.
(125.93 sq. m)

TOTAL APPROX. FLOOR AREA 2864.81 SQ.FT. (266.15 SQ.M.)
Produced by www.chevronphotography.co.uk © 2024

