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DAVID MARTIN
GROUP

School Lane

Great Wigborough, CO5 7RJ

Guide Price £700,000 - £750,000

EPC Rating 'D'

- Four Bedroom Detached Family Home
- Double Garage and Ample Off-Road Parking
- High Quality Kitchen & Bathrooms
- Semi-Rural with Far Reaching Views





Property Description

David Martin Estate Agents are delighted to offer for sale this scenic and spacious Clive Christian styled four-bedroom detached family home occupying a generous corner plot in the picturesque rural village of Great Wigborough. The property has been renovated throughout by the current owners consisting of a welcoming entrance, lounge with log burner and French doors to the rear, a central family room, study with built in storage, ground floor cloakroom and a high standard elegant kitchen being the central hub of the home and an ideal space for entertaining with a large granite central island and high-end integrated appliances. On the first floor you will find a spacious principal bedroom with impressive views towards Mersea island, bespoke bedroom furniture including wardrobes and drawers and an ensuite shower room. There are three further bedrooms and a high-quality family bathroom with shower and jacuzzi bath.



The property sits on a generous size corner plot and benefits from views of Blackwater Estuary over towards Mersea island, with a garden to the front and a low maintenance landscaped garden to the rear with Koi Pond. There is a double garage and a driveway providing off road parking for up to nine cars.

ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, windows to both sides, Karndean wood effect flooring, radiator, open to:

FAMILY ROOM

16' 06" x 14' 11" (5.03m x 4.55m) Window to rear, two radiators, Karndean wood effect flooring, stairs rising to first floor landing.

LOUNGE

16' 06" x 12' 11" (5.03m x 3.94m) Windows to front and rear, French doors to rear garden, Inglenook fireplace with inset log burner, three radiators, wall uplighters, Karndean wood effect flooring.

STUDY

11' 02" x 7' 01" (3.4m x 2.16m) Window to front, full length fitted storage cupboards to one wall, radiator, Karndean wood effect flooring, two built in desks.

CLOAKROOM

Window to side, low level W.C, hand wash basin, radiator, Karndean wood effect flooring.

KITCHEN/BREAKFAST ROOM

18' 03" x 16' 09" (5.56m x 5.11m) Elegant and timeless kitchen fitted with high specification kitchen units with granite worktop over incorporating a Franke sink with drainer/sieve with Italian granite worktop and upstand over, integrated appliances including an American style fridge freezer, dishwasher, microwave and Miele coffee machine, concealed bin cupboard, spice rack and magic corner cupboards, oak internal cutlery tray, Range style double oven with built in slow cooker, separate grill and induction hob and extractor over, Large bespoke central island with Italian granite top with storage beneath and breakfast bar, Hone travertine tiled floor with underfloor heating, spotlights, windows to rear and side, door to rear garden.





LANDING

Window to front, airing cupboard, access to boarded loft with ladder and light.

BEDROOM ONE

26' 08" x 15' 08" (8.13m x 4.78m) A large principal bedroom with windows to the front, rear and side aspect with far reaching views, built in bespoke wardrobes and drawers with concealed Tv, spotlights, two radiators, spotlights. Please note this bedroom could be converted back to two bedrooms.

ENSUITE

Window to front, Italian sheet marble walk in shower with honed nonslip matching floors built in seat and drench shower head, wash hand basin inset to vanity unit, low level W.C, spotlights, heated towel rail, travertine floor tiles.

BEDROOM TWO

10' 10" x 9' 03" (3.3m x 2.82m) Window to rear, radiator, built in wardrobes.

BEDROOM THREE

13' 00" x 6' 10" (3.96m x 2.08m) Window to front, radiator.

BEDROOM FOUR

9' 08" x 6' 07" (2.95m x 2.01m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, Large deep jacuzzi bath with marble surround, shower attachment and mood lighting, Italian sheet marble walk in shower with honed nonslip floor, steam outlet, body jets and power shower, double basin vanity unit with marble countertop, low level W.C, spotlights, shaver sockets, T.V, window to rear.





OUTSIDE

GARAGE & PARKING

PIR lit non slip coated driveway providing off road parking for up to nine cars, power points, a detached double garage with power and lights connected and painted plasterboard lined walls and sealed painted floor, loft ladder, currently being used as a home gym.

GARDENS

Low maintenance landscaped gardens to the front and rear of the property including a koi pond and water feature, large paved seating area with pergola over, workshop/shed with power and light, outside taps and power points.

Attention to detail is carried through to the level of security, safes, panic alarms and cameras at the property with an option to centrally monitor and maintain by a company.

The property is fitted with Wisp superfast internet.

The property has a bespoke dateless high end 'suited' carpentry furniture package throughout which is seen in the kitchen, office/study, bedroom master suite, bathroom and en-suite, featuring : dental block finishes, matching window boxes and door finishes with corbels and detailed framework, internal oak, dovetail jointed. A majority of the solid oak internal shelves in the office and bedrooms have fully adjustable, compromising of a shoe wardrobe for near 100 shoes and handbags, 13 wardrobes endless drawers men's split shirt/ trouser wardrobes, internal drawers with all having automatic light rails.

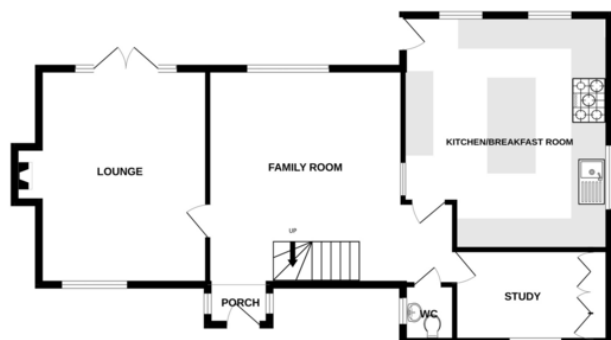
LOCATION

The properties location is close to West Mersea island offering many attractions and nearby to Colchester city centre with rail links to London. Directly from the property there are endless walks one being a hidden gem through Hill Farm, enabling beautiful sunsets across to Layer Marley Towers, there is a 'safe walk and bicycle route' from Great Wigborough across the reservoir to Abberton Reservoir centre, cafe, park and nature trail and onto Layer de la Haye.

AGENT NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements