



Cap Pillar Close, Wivenhoe

****Chain Free****

Situated in sought-after Cap Pillar Close, Wivenhoe, this four-bedroom detached bungalow offers spacious single-level living with a wrap-around garden. Featuring a generous lounge, well-equipped kitchen, and private garage, it provides both comfort and convenience in one of Essex's best locations.

Offers in excess of £400,000

Cap Pillar Close

Wivenhoe, Colchester, CO7



- Chain Free
- Large Plot - Potential to extend (STPP)
- Riverside Location
- Large Garage
- Wrap-Around Garden
- Cul-De-Sac Location
- 4 Bedrooms
- Walking Distance to Amenities
- Guide Price £400,000 - £450,000

The Property

Inside, this spacious four-bedroom detached bungalow offers a well-designed layout perfect for modern living. The bright and airy living room provides a welcoming space to relax, while the well-equipped kitchen offers ample storage and workspace. The bedrooms are generously sized, with multiple bedrooms benefiting from built-in storage. A well-appointed family bathroom completes the home, offering both functionality and style. With neutral décor throughout, this bungalow is a blank canvas ready for personal touches.

The Outside

The property is set within a beautifully maintained wrap-around garden, offering a peaceful and private outdoor retreat. With a large lawn and a patio area, it provides the perfect space for relaxing, entertaining, or gardening. A private driveway and garage ensure ample parking and storage space, while the surrounding greenery enhances the home's sense of seclusion.

The Area

Nestled on the picturesque banks of the River Colne, Wivenhoe in Essex is a quintessential English town that seamlessly blends historic charm with modern vitality. Characterised by its cobbled streets and a waterfront adorned with colourful boats, Wivenhoe exudes a warm and welcoming atmosphere.

With a range of independent shops, quaint cafes, and traditional pubs, the town boasts a vibrant community lifestyle. The Black Buoy, is a historic pub serving classic British dishes. The Greyhound is another local favourite, renowned for its traditional pub fare. Enjoy scenic riverside dining at The Rose and Crown, providing a perfect setting for a relaxing meal.

Wivenhoe is also renowned for its commitment to the arts, featuring an art gallery and hosting cultural events that contribute to its vibrant and creative identity.

There are a fantastic number of local schools. Broomgrove and Millfields are both well regarded primary schools and for secondary education, Colne Community School and College is nearby. Slightly farther afield in Colchester there are plentiful further schooling options. Essex University is also within easy reach.

Wivenhoe boasts excellent transportation links. The town is well-connected by rail, with Wivenhoe station providing regular services to Colchester and beyond. Commuting to London is also easy, with direct train services connecting Wivenhoe to London Liverpool Street in approximately 65 minutes. By road, the A133 offers easy access to Colchester and the A12, facilitating smooth travel to neighbouring areas.

Further Information

Tenure - Freehold

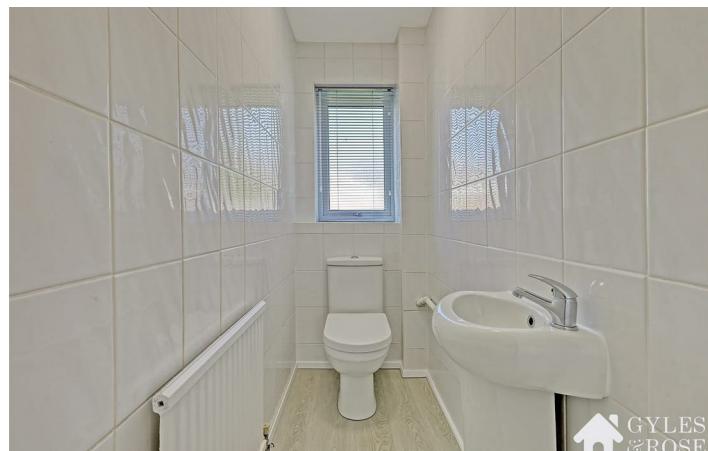
Construction - Brick

Council Tax - Colchester Band E

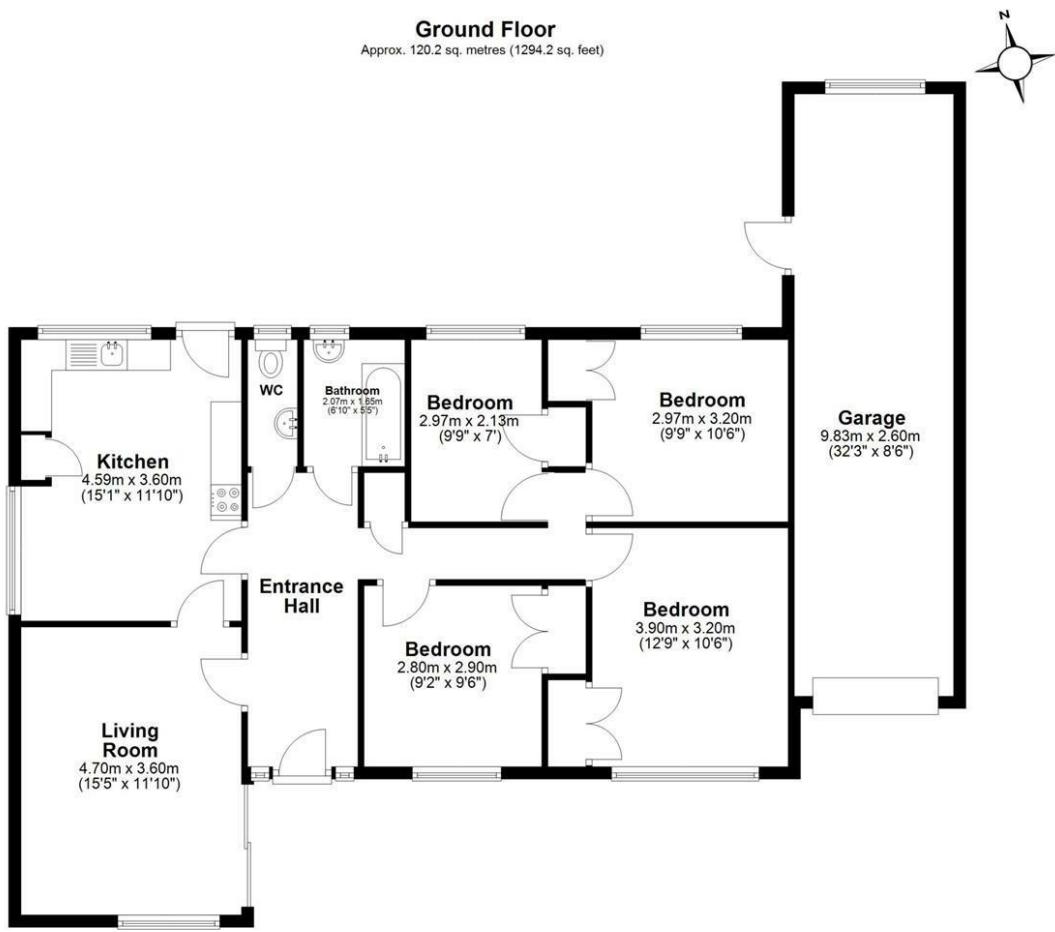
Mains Water, Electricity, Gas and Sewerage

Conservation Area - Wivenhoe

Sellers Position - Chain Free



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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