



- Semi Detached Family Home
- Open Plan Living Room
- Three Double Bedrooms
- Kitchen With An Extension Built To The Rear
- No Onward Chain
- Utility
- Walking distance of Alresford Train Station
- Close By To Local Schooling
- Gas Central Heating & Double Glazing
- First Floor Bathroom & Ground Floor Shower Room

48 Wivenhoe Road, Alresford, Colchester, Essex. CO7 8AE.

A charming family home which has been extended by the current owners. This linked detached three double bedroom house also includes two bathrooms, open plan lounge/diner, utility, generous entrance hall kitchen plus potential to create a bigger kitchen with the current ground floor extension created or a further reception room, a generous rear garden along with ample off road parking to the front of the property. Positioned in the popular village of Alresford with its countryside walks on the doorstep and train station a short walk away.



Property Details.

Ground Floor

Entrance Hall

A generous entrance hall, composite front door, tiled floor, vertical radiator, inset spot lights, storage cupboard, stairs.

Lounge / Diner



23' 7" x 12' 7" (7.19m x 3.84m) Double glazed window to front, French doors, patio door to rear.

Kitchen



9' 9" x 8' 5" (2.97m x 2.57m) Double glazed window to rear, current rear extension built ready to knock through and create a large kitchen space with bifold door, pantry cupboard, fitted kitchen, laminate worktop, range of wall and base units, stainless steel sink, integrated cooker, over head fan, space for fridge/freezer, dish washer.

Kitchen Extension / Reception

Bifold door to rear, wiring in situ.

Utility

Tiled floor, inset lights, gloss units, Corian worktop, space for washing machine and tumble dryer.

Ground Floor Shower Room



Double glazed window to rear, tiled floor and walls, inset spot lights, double shower enclosure, vertical radiator, vanity unit & WC.

First Floor

Landing

Window to side, airing cupboard, loft access.

Property Details.

Bedroom



15' 2" x 9' 4" (4.62m x 2.84m) Double glazed windows to front and rear, radiators.

Bedroom Two



13' 0" x 9' 6" (3.96m x 2.90m) Double glazed window to rear, radiators.

Bedroom Three



12' 0" x 10' 3" (3.66m x 3.12m) Double glazed window to front, radiator.

Family Bathroom



8' 6" x 5' 6" (2.59m x 1.68m) Double glazed obscure window to rear, tiled walls and floor, low level WC, wash hand basin and panelled bath with over head shower.

Outside

Off Road Parking

A spacious driveway creating off road parking for numerous vehicles, side access leading to the garden.

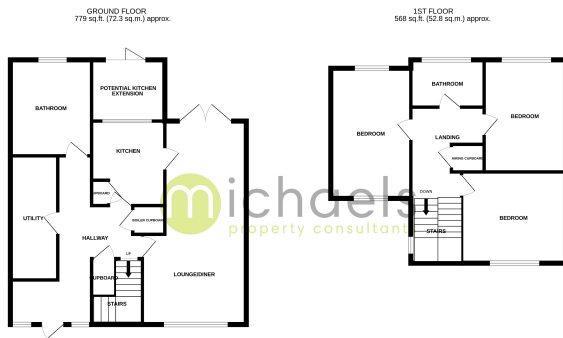
Rear Garden



A well maintained rear garden mainly laid to lawn and patio, retained by fencing and walling, side access.

Property Details.

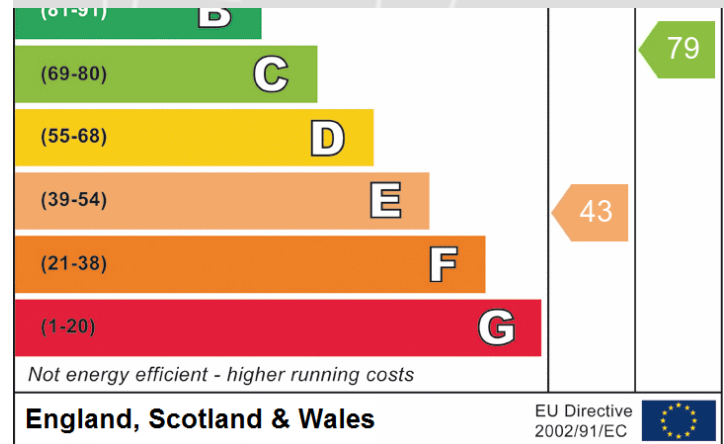
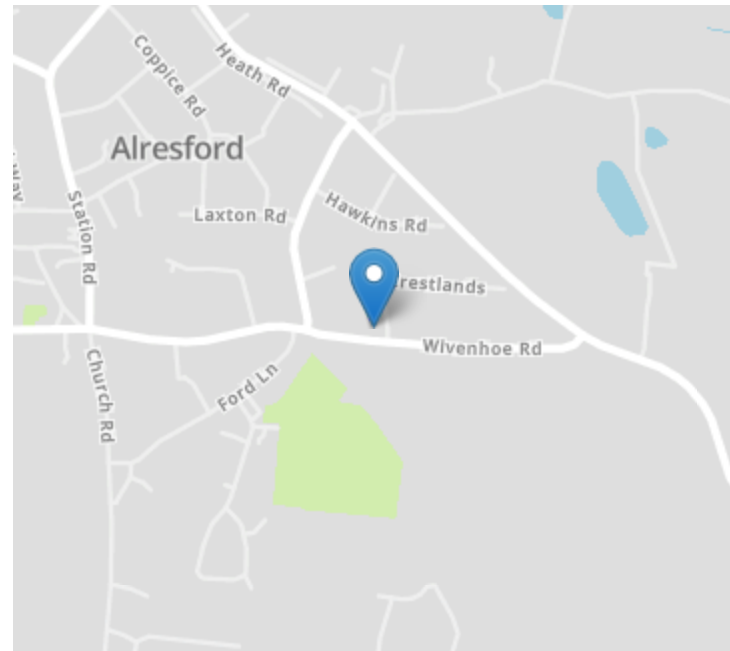
Floorplans



TOTAL FLOOR AREA: 1344 sq ft. (125.1 sq m.) approx.

When using aerial or laser scans to determine the area of a plot, the resulting calculated area may vary slightly from the actual area due to the way the area is measured. The area of a plot is not guaranteed to be accurate and should not be relied upon for any purpose. The area of a plot is not guaranteed to be accurate and should not be relied upon for any purpose. The area of a plot is not guaranteed to be accurate and should not be relied upon for any purpose. The area of a plot is not guaranteed to be accurate and should not be relied upon for any purpose.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.