



- Detached Family Home
- Extended By Current Owners
- Recently Renovated
- South Facing Private Rear Garden
- Field Views
- Open Plan Kitchen / Diner
- Versatile Living
- NO Onward Chain

**178 Wivenhoe Road, Alresford,
Colchester, Essex. CO7 8AH.**

Guide Price £500,000 to £525,000 A wonderful family home sitting in a generous plot of over 1/4 acre within this popular commuter belt village with direct links to London Liverpool Street in just over 80 minutes and offering outstanding school catchment too. This property has recently been externally and improved by the current owners offering flexible accommodation and several patio doors flooding the property with light. Highlights include South facing rear garden opening onto fields, ample off road parking, modern kitchen/diner, three ground floor bedrooms, family bathroom, WC, living room. Early viewing to fully appreciate what this property has to offer.



Property Details.

Living Accommodation

Entrance

Front door, radiator, stairs to loft room, doors leading to:

Bedroom

Double glazed window to front, radiator.

Bedroom



Double glazed window to front and side, fitted storage.

Bedroom/ Reception Room

Double glazed window to rear and patio door to side, radiator.

Living Room



Double glazed patio door to rear, radiator, inset spot lights.

Kitchen / Dining Room



Inset spot lights, double glazed window to side, patio doors to rear and side, fitted kitchen including a range of wall and base units, laminate worktop, breakfast bar, inset sink, induction hob, over head cooker hood, double oven, fridge/freezer, open plan onto the dining room.

Utility

Double glazed door to front, tunnel light, inset spot lights, space for washing machine, radiator.

WC

Inset spot lights, WC, wall mounted wash hand basin.

Property Details.

Family Bathroom



Double glazed window to side, tiled floor, radiator, part tiled walls, storage unit, WC, paneled bath.

Outside

Rear Garden



Well established south facing rear garden mainly laid to lawn, patio, hard standing area, garden shed, open field views, retained by fencing, mature trees. Side access to the front aspects.

First Floor

Bedroom



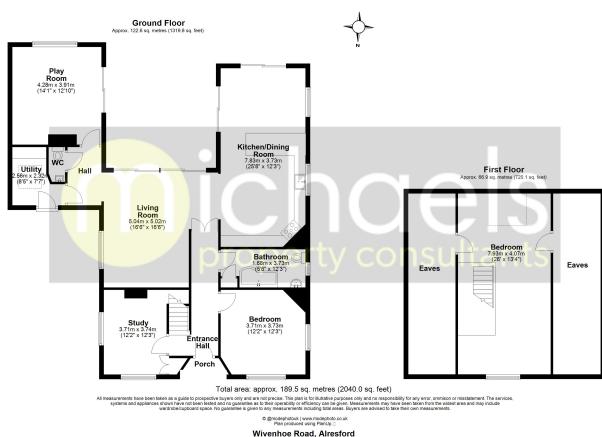
Double glazed window to rear, two radiators, eves storage.

Off Road Parking

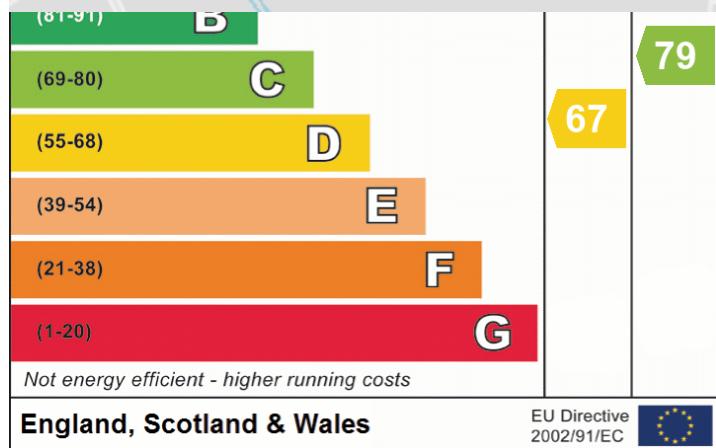
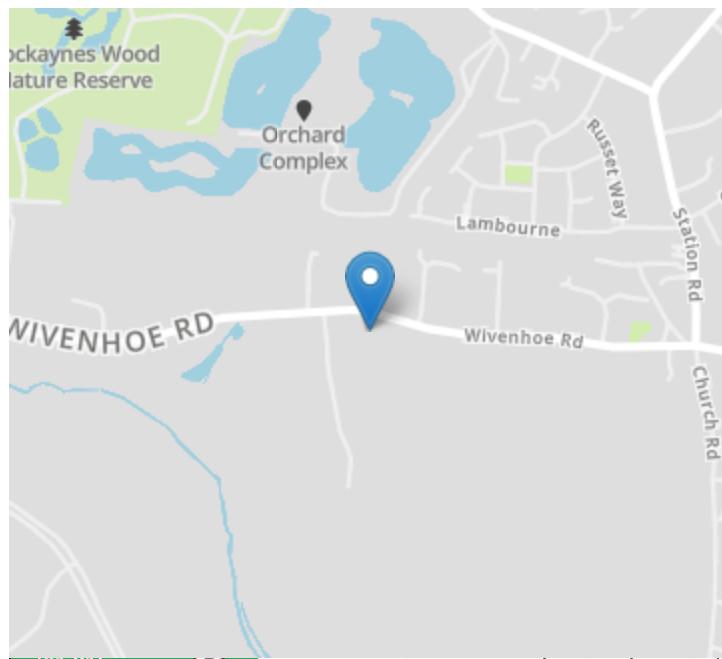
A charming entrance via the horseshoe driveway, creating ample off road parking.

Property Details.

Floorplans



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.