



- Detached Family Home
- Four Bedrooms
- Aprox 180ft Rear Garden
- Utility & Cloakroom
- Spacious Lounge
- Open Plan Kitchen/Diner
- Ensuite To Master
- Finished To A High Standard
- Driveway and Garage
- Village Location

14 Wivenhoe Road, Alresford, Essex. CO7 8AD.

A truly impressive detached family home residing in a plot of approximately .3 of an acre, within this popular village of Alresford with great schooling, local amenities, countryside walks and Train Station all nearby. This property is presented beautifully. The ground floor boasts a spacious L shape lounge with French doors opening onto the rear garden, open plan kitchen/dining room, further reception room, utility room and a downstairs cloakroom. Whilst the first floor enjoys four good sized bedrooms with a Jack & Jill shower room, an exceptionally finished family bathroom with Roll Top Bath. The rear garden is a substantial size with fabulous siting areas, fish pond, vegetable patch and field views to the rear. This property also benefits from a driveway and garage. Full internal viewings are simply essential to appreciate this wonderful home. Guide price £575,000- £600,000



Property Details.

First Floor

Entrance Porch

UPVC door to enter, window to front and side, tiled floor, wooden door to:

Entrance Hall

Tiled flooring, radiator, storage cupboard, stairs rising to first floor, doors to:

Downstairs Cloakroom

Window to front, radiator, wash hand basin with storage under, closed coupled WC, tiled floor.

Kitchen/Breakfast Room



13' 6" x 15' 8" (4.11m x 4.78m) Inset spot lights, two windows to rear, fitted kitchen including a range of matching wall and base units with wooden worktops over, inset butler sink and drainer, tiled splash backs, breakfast bar, space for range cooker and extractor, space for American fridge/freezer, integrated wine fridge, integrated dishwasher, door to lobby, open plan to dining room.

Dining Room



12' 9" x 8' 1" (3.89m x 2.46m) Window to front, radiator, tv point.

Reception Room



11' 1" x 9' 5" (3.38m x 2.87m) Built in cupboards, UPVC side door to garden, door to:

Utility Room

11' 1" x 8' 11" (3.38m x 2.72m) Window to rear, radiator, wall and base units with worktop and inset sink and drainer, space and plumbing for washing machine and dryer.

Lounge



22' 1" x 12' (6.73m x 3.66m) Increasing to 18'1 (5.51m) L shape room with window to front, two windows to rear, french doors to garden, two radiators, feature fireplace.

First Floor

First Floor Landing

Split level landing to the left and right, loft access, airing cupboard, doors to:

Property Details.

Master Bedroom



15' 8" x 9' 3" (4.78m x 2.82m) Window to rear, radiator, built in wardrobes, door to en-suite shower room.

En-suite

Tiled flooring and walls, radiator, shower cubicle, accessible from main bedroom and bedroom four.

Bedroom Two



13' 8" x 9' 3" (4.17m x 2.82m) Window to rear, radiator, built in wardrobes.

Bedroom Three

10' 2" x 8' (3.10m x 2.44m) Window to front, radiator.

Bedroom Four

8' 7" x 7' 3" (2.62m x 2.21m) Window to front, radiator, built in wardrobes, door to en-suite shower room.

Family Bathroom



Two windows to rear, tiled flooring and walls, roll top free standing bath, wash hand basin with storage under, closed coupled WC, heated towel rail.

Garden



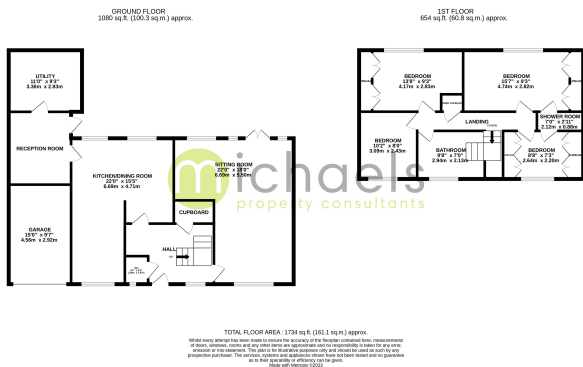
An impressive sized garden approximately 180ft with a seated decking area with lights leading to lawn, a further seated raised decking area with summer house to remain and garden sheds, vegetable patch with various shrubs and plants leading to a further area laid to lawn.

Driveway

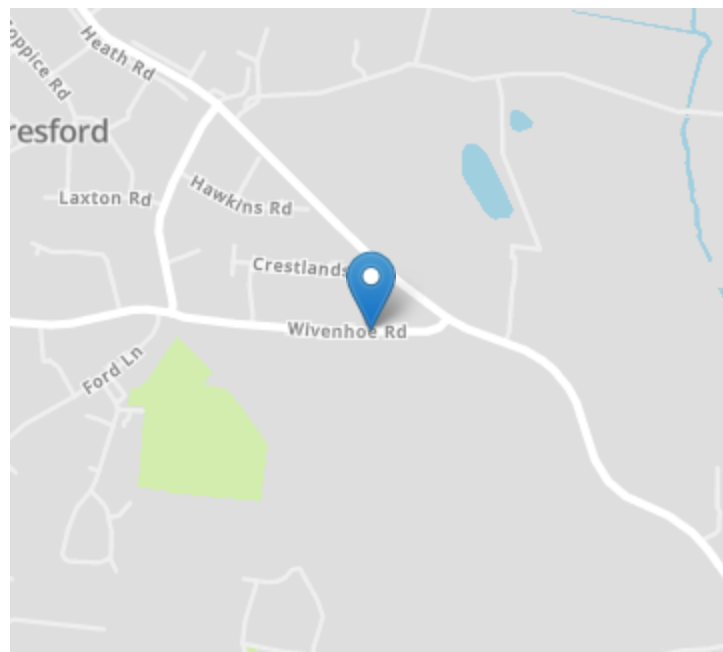
Off road parking for several cars to the front via the driveway, leading to garage with up & over garage door, power and light.

Property Details.

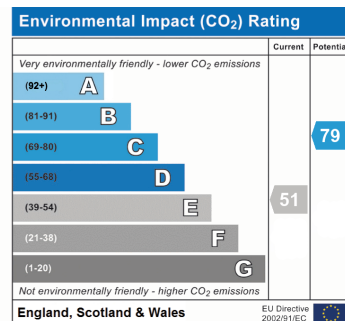
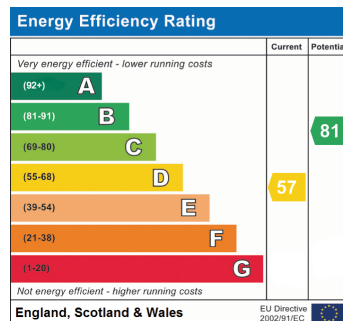
Floorplans



Location



Energy Ratings



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.