



- 1/3 Acre Plot
- Detached Chalet Bungalow
- Outbuildings
- Home Studio/Summer House
- Open Plan Living Area
- Bathroom and Shower Room
- Four Bedrooms
- Modern Throughout

85 Wivenhoe Road, Alresford, Colchester, Essex. CO7 8AG.

A sublime and beautifully presented home nestled in a generous plot approaching 1/3 of an acre with outbuildings to include a gorgeous studio and workshop plus more. This established home has been vastly improved and upgraded by the current owners to offer bright and spacious accommodation to include a first floor bedroom suite with bathroom and dressing area, three further bedrooms downstairs, downstairs shower room, modern kitchen/breakfast room, a 24ft open plan living/dining area and of course wonderful gardens. Within the 1/3 acre plot the property is well set back from the road with ample off road parking to the front and is within easy reach of the train station, local pub, good shops and countryside walks. Call for further details. GUIDE PRICE £650,000 TO £675,000.



Property Details.

Ground Floor

Entrance Hall

Bedroom



11' 0" x 10' 2" (3.35m x 3.10m) Currently used as a day room with windows to front and side, radiator, fitted cupboards.

Bedroom



12' 0" x 10' 8" (3.66m x 3.25m) Window to front and radiator.

Bedroom



8' 10" x 8' 6" (2.69m x 2.59m) Window to front, radiator, fitted cupboard.

Shower Room



9' 4" x 8' 10" (2.84m x 2.69m)

Kitchen/Breakfast Room



21' 9" x 10' 7" (6.63m x 3.23m)

Rear Lobby

Property Details.

Open Plan Lounge/Diner



24' 0" x 22' 3" (7.32m x 6.78m)

First Floor

Bedroom



15' 7" x 13' 4" (4.75m x 4.06m) With some restricted head room

Bathroom/Dressing Room



12' 4" x 11' 8" (3.76m x 3.56m)

Outside

Rear Garden



Studio

19' 4" x 19' 4" (5.89m x 5.89m)

Garden Store

9' 9" x 9' 8" (2.97m x 2.95m)

Potting Shed

9' 8" x 8' 0" (2.95m x 2.44m)

Workshop

17' 8" x 11' 5" (5.38m x 3.48m)

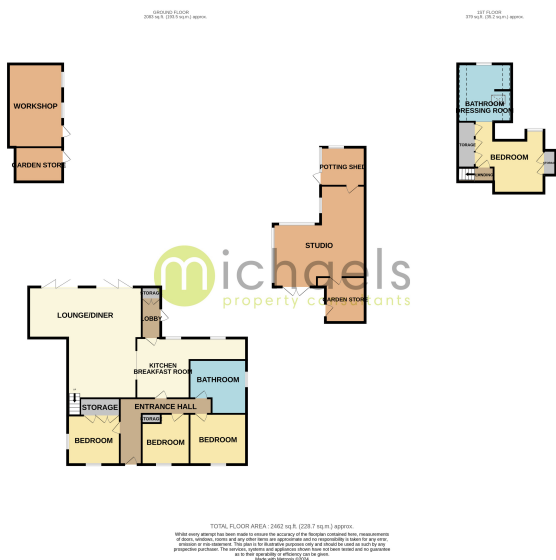
Garden Store

10' 0" x 7' 4" (3.05m x 2.24m)

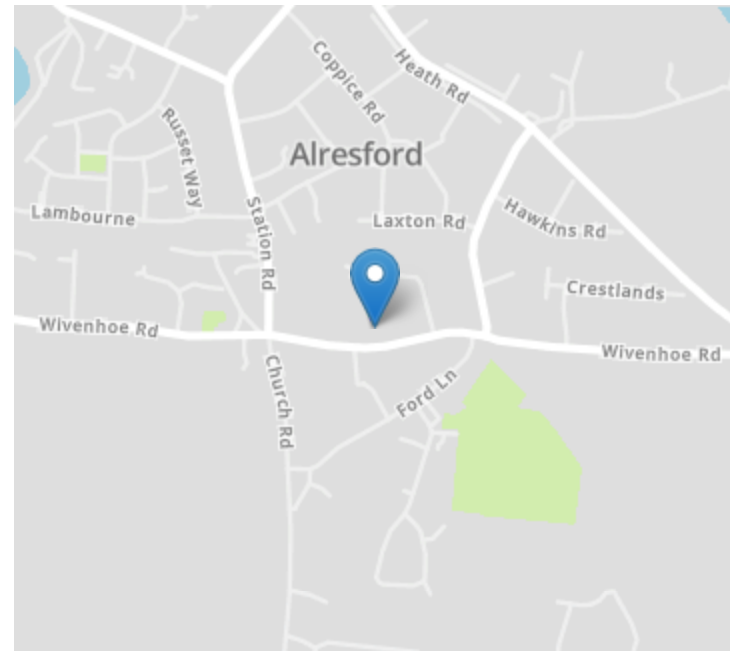
Driveway and Front Garden

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.