



- Walk To Station And Shops
- Generous & Well Maintained Enclosed Rear Garden
- Garage & Shed
- Ample Off Road Parking
- Kitchen/Diner And Utility Room
- Family Bathroom & Cloakroom
- Log Burner In Lounge
- Two Reception Rooms

160 Wivenhoe Road, Alresford, Colchester, Essex. CO7 8AQ.

Guide Price £450,000 - £460,000 Positioned in the popular Wivenhoe Road of Alresford with a 100ft garden backing on to open fields is this detached modern bungalow with flexible accommodation and having been modernised throughout and presented to a high standard. Highlights include three bedrooms, kitchen diner/lounge/garden room, utility, beautiful field views, along with ample off road parking via the generous driveway. Alresford village benefits from the train station, local shops, great local pub and countryside walks on the doorstep.



Property Details.

Living Accommodation

Kitchen/Diner



16' 11" x 8' 06" (5.16m x 2.59m) expanding to 19'03 x 8'11. UPVC side door opening onto two double glazed windows to side, two radiators, inset spot lights, tiled floor, shaker style fitted kitchen with range of base and wall units, laminate work surfaces, integrated ceramic sink, Neff hob, over head extractor, double oven, space for fridge/freezer. Boiler cupboard housing the wall mounted boiler.

Lounge



19' 06" x 14' 0" (5.94m x 4.27m) Double glazed window to rear, radiator, 2x wall lights, log burner, tiled floor, open plan onto garden room

Utility

9' 0" x 5' 09" (2.74m x 1.75m) Inset spot lights, tiled floor, space for washing machine.

WC

Double glazed window to side, tiled floor, low level WC and wash hand basin.

Garden Room



11' 09" x 11' 09" (3.58m x 3.58m) 2x double glazed windows to side, radiator, 2 x French doors opening onto the garden with beautiful views.

Hallway

9' 02" x 2' 01" (2.79m x 0.64m) Tiled floor, loft access doors leading to:

Bedroom One



17' 06" x 9' 09" (5.33m x 2.97m) Double glazed window to front, radiator, space for ample furniture.

Property Details.

Bedroom Two



13' 08" x 9' 02" (4.17m x 2.79m) Double glazed window to front, tunnel light, space for bedroom furniture, currently used as a hobby room.

Bedroom Three



11' 06" x 9' 06" (3.51m x 2.90m) Double glazed window to side, radiator, space for ample furniture.

Shower Room

9' 0" x 5' 09" (2.74m x 1.75m) Double glazed obscure window to side, tiled floor, radiator, shower cubicle, vanity unit with low level WC, built in storage housing the immersion heater.

Outside

Driveway

Ample off road parking via the stoned driveway, gated side access to the rear garden. The driveway is retained by low level fencing and hedging.

Garden

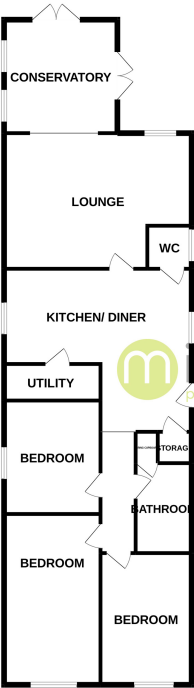


A beautiful well stocked rear garden, mainly laid to lawn, patio area, shed with power and garage with light and power, the garden is retained by privacy fencing and low level fencing to enjoy the stunning field views.

Property Details.

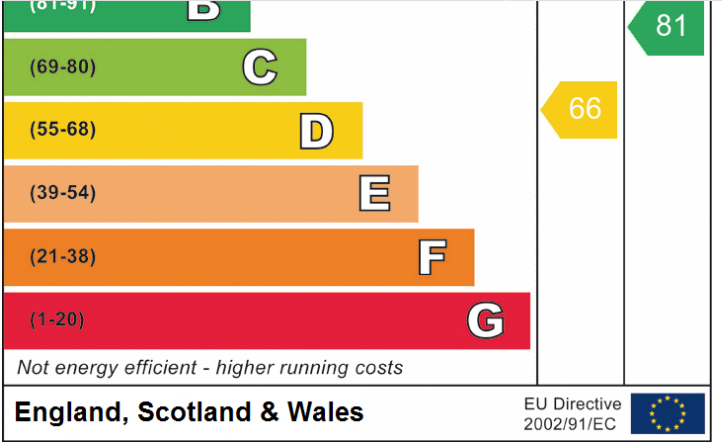
Floorplans

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

