



- Wrap Round Plot
- Planning For Double Garage
- Village Location
- Close To Station
- 2000sqft Of Accommodation
- Six Bedroom Detached Chalet
- Beautifully Presented
- Updated and Upgraded

## 199 Wivenhoe Road, Alresford, Colchester, Essex. CO7 8AH.

Sitting on a brilliant wrap round plot and offering 2000sqft of flexible accommodation on the edge of this popular commuter village is this spacious detached chalet style home with planning permission granted for a double garage. Having been upgraded and beautifully modernised to a high standard this stylish property currently offers three generous first floor bedrooms and two en-suites, three ground floor bedrooms, ground floor bathroom, spacious hall, lounge, garden room and 17' kitchen/diner. Alresford is a small commuter village with train station, good local shops, pub, amenities whilst remaining in easy reach of further transport links and offering countryside walks on the doorstep. Guide Price £700,000 to £725,000.



# Property Details.

## Ground Floor

### Hall

A spacious hall with stairs to first floor, radiator, airing cupboard, storage cupboard and doors to.

### Living Room



17' 2" x 11' 6" (5.23m x 3.51m) Bow bay window to front, patio doors to side, radiator, open fireplace, patio doors to garden room.

### Garden Room



12' 0" x 8' 9" (3.66m x 2.67m) Upvc construction with brick plinth, French doors to rear.

## Kitchen/Breakfast Room



17' 0" x 13' 5" (5.18m x 4.09m) Windows to side and rear, patio doors to rear, door to side, radiator, a range of fitted units and drawers with worktops, fitted oven and hob, inset sink, matching eye level units, tiled splashbacks, spaces for appliances.

### Bedroom



14' 0" x 11' 6" (4.27m x 3.51m) Window to front, radiator, fitted wardrobes.

### Bedroom

11' 2" x 7' 9" (3.40m x 2.36m) Window to rear, radiator.

### Bedroom

13' 2" x 9' 9" (3.40m x 2.97m) Window to rear, radiator, wardrobe.

# Property Details.

## Bathroom



Window to rear, radiator, panel bath, pedestal wash hand basin, close coupled WC, half tiled walls.

## First Floor

### Landing

Two Velux windows to front and doors to.

### Bedroom



20' 9" x 11' 2" (6.32m x 3.40m) Two Velux windows to front, window to rear, two radiators, fitted wardrobes and door to.

### En-Suite

Window to rear, shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiled splashbacks.

### Bedroom

16' 0" x 10' 2" (4.88m x 3.10m) Window to rear, radiator, fitted wardrobes, door to

## En-Suite

Window to rear, shower cubicle, pedestal wash hand basin, close coupled WC, radiator.

## Bedroom



15' 8" x 10' 1" (4.78m x 3.07m) Two Velux windows to front, radiator, fitted wardrobes, fitted boiler cupboard.

## Gardens



A wrap round plot mainly laid to lawn, enclosed by hedging, walling and fencing, large patio area.

## Parking

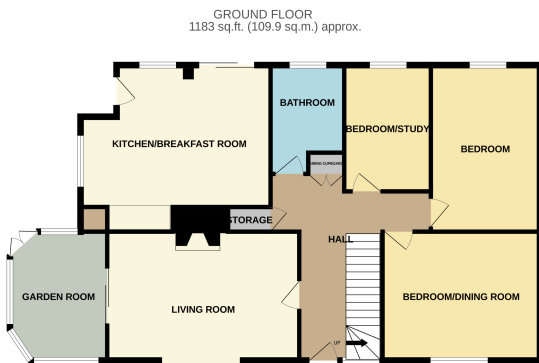
There is ample parking available to the front of the property enclosed by walling and gates.

## Double Garage Plans

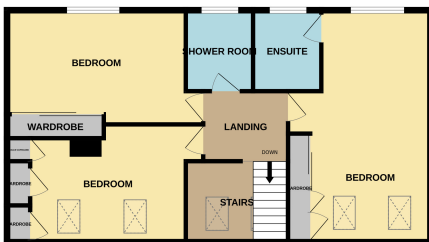
There is planning permission passed to build a double garage in the front corner of the plot.

# Property Details.

## Floorplans

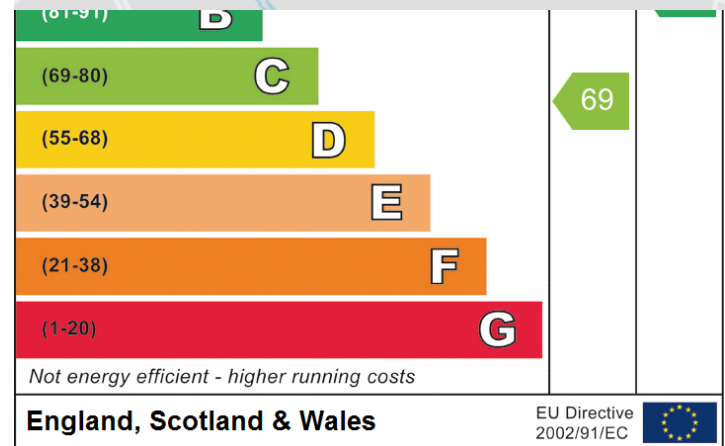
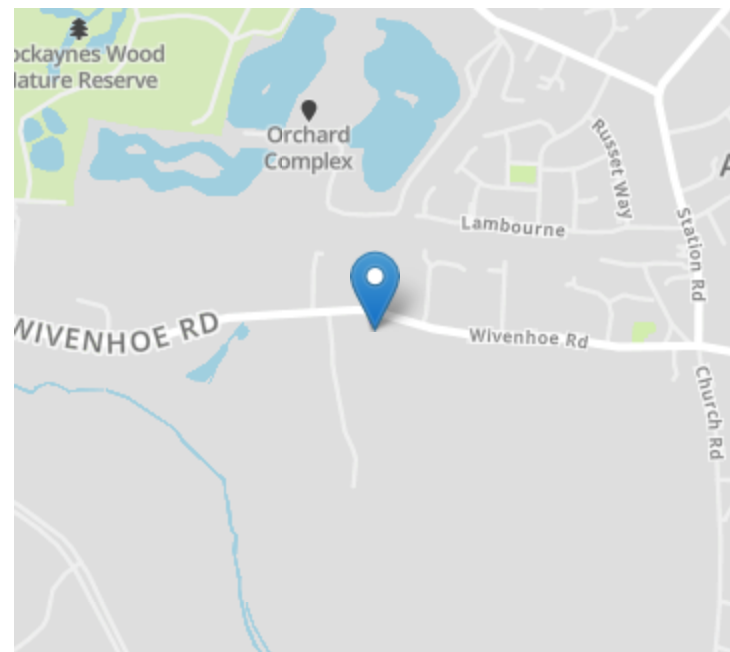


**michaels**  
1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.  
property consultants



TOTAL FLOOR AREA: 2014 sq.ft. (187.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is given as to their operation or efficiency. See the plans.  
Made with Blueprints 02/20

## 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.