



- Detached Home
- Four Bedrooms
- Off Road Parking
- Rear Garden
- Kitchen
- Gas Central Heating
- Family Bathroom
- Garden Backing Onto Fields

73 Alexandra Drive, Wivenhoe, Colchester, Essex. CO7 9SF.

A charming four bedroom detached family home, previously converted the garage into an additional bedroom or reception room. Positioned on a generous plot with off road parking to the front, a private rear garden, open plan living room, kitchen, three first floor bedrooms and family bathroom. The property is situated on the popular Broadfields development, also located close to the Essex University. Viewings already happening, call the sales team to arrange your scheduled viewing today.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, opening into the porch leading into the hallway with stairs to first floor.

Kitchen



10' 08" x 7' 08" (3.25m x 2.34m) Double glazed window to rear, UPVC door to side, range of wall and base units, laminate worktop, wall mounted boiler, stainless steel sink, space for washing machine, fridge/freezer and cooker.

Living Room



13' 09" x 12' 10" (4.19m x 3.91m) Double glazed window to front, patio door to rear, radiator.

Ground Floor Bedroom/ Reception Room



15' 01" x 7' 08" (4.60m x 2.34m) Double glazed windows to front and rear, radiator.

First Floor

Landing

9' 01" x 6' 04" (2.77m x 1.93m) Loft access, window to side, storage cupboard.

Bedroom



12' 10" x 8' 06" (3.91m x 2.59m) Double glazed window to front, radiator.

Property Details.

Bedroom



9' 07" x 9' 05" (2.92m x 2.87m) Double glazed window to rear, radiator.

Bedroom



8' 11" x 7' 02" (2.72m x 2.18m) Double glazed window to front, radiator.

Family Bathroom



6' 03" x 5' 5" (1.91m x 1.65m) Double glazed obscure window to rear, radiator, panelled bath, low level WC and wash hand basin.

Outside

Off Road Parking

Off road parking via the driveway for several cars.

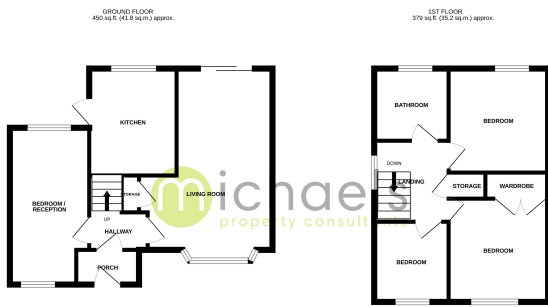
Rear Garden



A private enclosed rear garden backing onto fields, retained by fencing, mainly laid to lawn, patio area, garden shed.

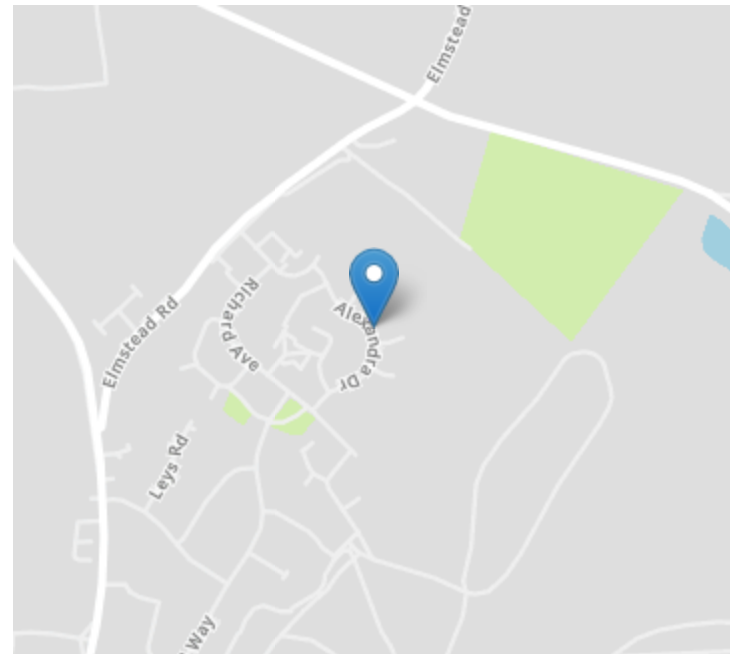
Property Details.

Floorplans



TOTAL FLOOR AREA: 829 sq ft (77.1 sq m) approx.
These plans are not to scale and are not intended to be used for the purpose of a structural survey, measurement of areas, volume, weight and any other items the approval of which is necessary to obtain the any other information or approval. The plans are intended to provide a general guide only and should not be used as a basis for any other purpose. The plans are not intended to be used for the purpose of a structural survey, measurement of areas, volume, weight and any other items the approval of which is necessary to obtain the any other information or approval. The plans are intended to provide a general guide only and should not be used as a basis for any other purpose.

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.