



- Over 1/4 Acre Plot
- Four Bedrooms
- 250ft Rear Garden
- Ample Off Road Parking
- Village Location
- Integral Garage
- Kitchen/ Breakfast Room
- Living Room & Conservatory
- Popular Location
- Walking Distance of Alresford Train Station
- Solar Panels

**183 Wivenhoe Road, Alresford, Colchester, Essex. CO7 8AH.**

Sitting in a plot in excess of 1/4 of an Acre is this established and well presented detached bungalow. Offering versatile living space to include four bedrooms with a walk in wardrobe/office to master, generous living room, conservatory, 20ft kitchen, bathroom, cloakroom, integral garage, solar panels, ample off road parking and of course a stunning 250ft rear garden. Positioned within walking distance to Alresford train station and local amenities.



# Property Details.

## All Accommodation On One Level

### Entrance Porch

UPVC front door, door to integral Garage.

### Lobby

Built-in storage, doors leading to:

### Living Room



18' 7" x 18' 7" (5.66m x 5.66m) Two windows to front, two radiators, air conditioning unit, door to conservatory, door to hallway.

### Kitchen/Breakfast Room



20' 6" x 7' 1" (6.25m x 2.16m) Double glazed windows to side and UPVC door, a range of fitted base and eye level units, work surfaces with inset sink and drainer, double oven, inset hob with extractor over, space and plumbing for appliances, tiled floor to kitchen area and carpets to breakfast area, built-in cupboard, door to hallway.

### Hallway

With doors to bedrooms, cloakroom and bathroom.

### Bedroom One



12' 3" x 11' 2" (3.73m x 3.40m) Patio doors to rear, radiator, air conditioning unit, door to:

### Walk In Wardrobe/Office



11' 10" x 7' 2" (3.61m x 2.18m) Window to rear, radiator, fitted storage.

# Property Details.

## Bedroom Two



9' 10" x 9' 10" (3.00m x 3.00m) Window to rear, radiator, fitted wardrobe.

## Bedroom Three



10' 3" x 7' 11" (3.12m x 2.41m) Window to side, radiator, fitted wardrobe.

## Bedroom Four

9' 10" x 7' 11" (3.00m x 2.41m) Window to side, radiator, fitted wardrobe.

## Bathroom

Window to side, panel enclosed bath with shower over, vanity wash hand basin, tiled splashbacks, tiled floor, radiator.

## Cloakroom

Low level WC, wash hand basin, tiled floor.

## Conservatory



20' 7" x 7' 7" (6.27m x 2.31m) Window to side, patio doors to side, wall lights, tiled floor.

## Outside

### Front

To the front of the property there is a large driveway providing off road parking for several cars and leading to Garage of 15'8 x 12'2 with power, light and electric door.

### Rear Garden



The property benefits from large rear garden in the region of 250 ft, being laid to lawn with a variety of shrubs and trees, vegetable beds and substantial outbuilding, all enclosed by fencing. Side access to front.

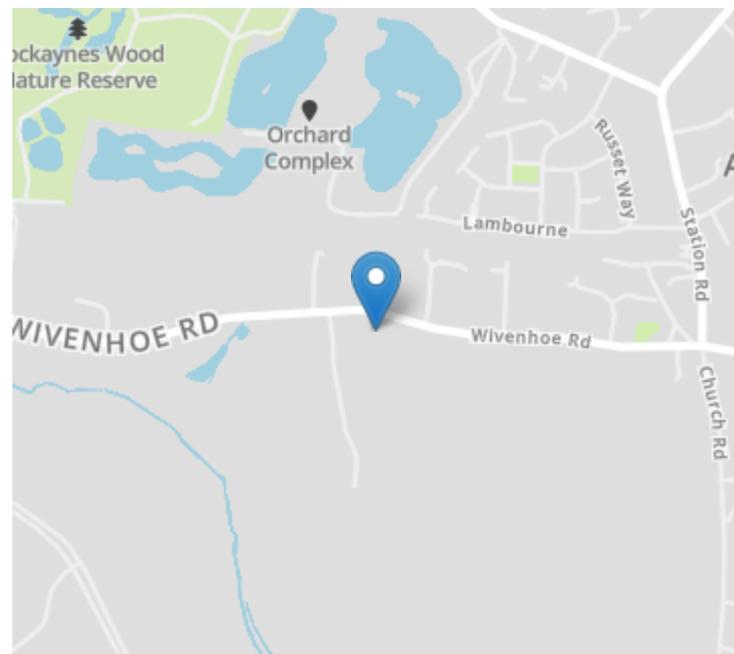
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the description contained herein, 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



## 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.