



- Detached Family Home
- Swimming Pool
- 100ft Garden
- Backing on to Fields
- Village Location
- Garage and Parking
- Five Bedrooms
- En-Suite To Master

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

Sitting in a generous plot backing on to open fields is this established detached family home with wonderful gardens and plenty of potential. From the front there is ample parking and access to the garage, inside there is a good sized lounge open to dining room, utility room, cloakroom and kitchen/breakfast room, on the first floor there are four bedrooms, en-suite and dressing room to master, family bathroom and then on the first floor there is a generous guest room. Outside to the generous garden, summer house, workshop and then the pool house with heated pool, changing room and shower. Situated in the village of Alresford with train station, bus routes, local shops and countryside walks on the doorstep.



# Property Details.

## Ground Floor

### Entrance Hall

With sidelight windows to front, radiator, stairs to first floor with cupboard under and doors to.

### Dining Room



12' 4" x 9' 0" (3.76m x 2.74m) Window to front, radiator, wall lights, open to lounge.

### Lounge



18' 0" x 13' 6" (5.49m x 4.11m) Window to side, door to hall, TV point, fireplace, radiator.

### Kitchen/Breakfast Room



21' 3" x 12' 0" (6.48m x 3.66m) Window to rear, patio doors to rear, wood effect flooring, radiator, feature red brick fireplace, a range of fitted units and drawers with worktops over, inset sink, space for range cooker, space for fridge, integrated dishwasher.

### Utility Room

8' 5" x 7' 10" (2.57m x 2.39m) Window to rear, door to side, fitted unit with worktop over, inset sink, spaces and plumbing for appliances.

### Cloakroom

Window to side, wood flooring, close coupled WC, vanity wash hand basin with storage.

### Integral Garage

21' 0" x 8' 9" (6.40m x 2.67m) Electric up and over door to front, power and light connected, window to side, fitted cupboard.

## First Floor

### Landing

With stairs to second floor, radiator and doors to.

### Bedroom One



13' 8" x 13' 0" (4.17m x 3.96m) Window to rear, radiator and doors to.

# Property Details.

## Dressing Room

13' 0" x 11' 0" (3.96m x 3.35m) Window to rear and an extensive range of fitted wardrobes.

## En-Suite

Obscure window to rear, panel bath with shower over, close coupled WC, radiator, vanity wash hand basin, tiled walls.

## Bedroom Two

13' 7" x 11' 0" (4.14m x 3.35m) Window to front, range of fitted wardrobes, radiator.

## Bedroom Three

16' 4" x 8' 10" (4.98m x 2.69m) Window to front, radiator, fitted wardrobes.

## Bedroom Four

7' 9" x 7' 0" (2.36m x 2.13m) Window to front, radiator.

## Family Bathroom

Shower cubicle, panel bath, close coupled WC, vanity wash hand basin, radiator, wood flooring, tiled splashbacks.

## Second Floor

### Bedroom/Guest Room



21' 9" x 14' 6" (6.63m x 4.42m) Four Velux windows to rear, Velux window to front, Velux window to side, two radiators, access to two large cupboards with power and light and offering good space.

## Cloakroom

With close coupled WC, vanity wash hand basin.

## Outside

### Pool Room



27' 5" x 18' 0" (8.36m x 5.49m) With windows to rear, window to side, french doors to side, shower cubicle, heated pool of approximately 20' x 14'.

### Changing Room

With door to pool room, door to boiler room.

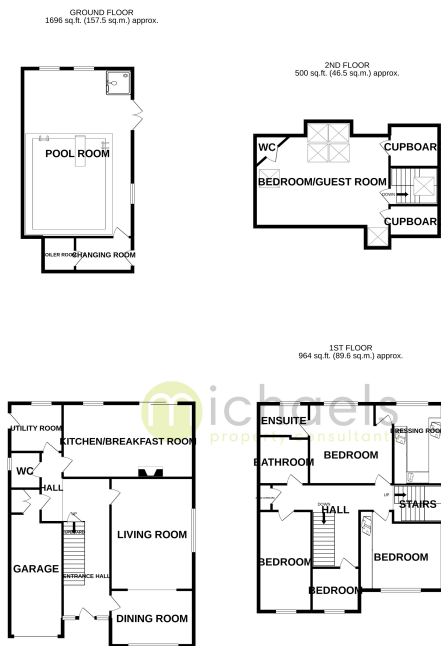
### Garden and Outbuildings



A generous rear garden being mainly laid to lawn and enclosed by hedging and fencing, patio area, summer house, gate to fields, potting shed, workshop and gated side access.

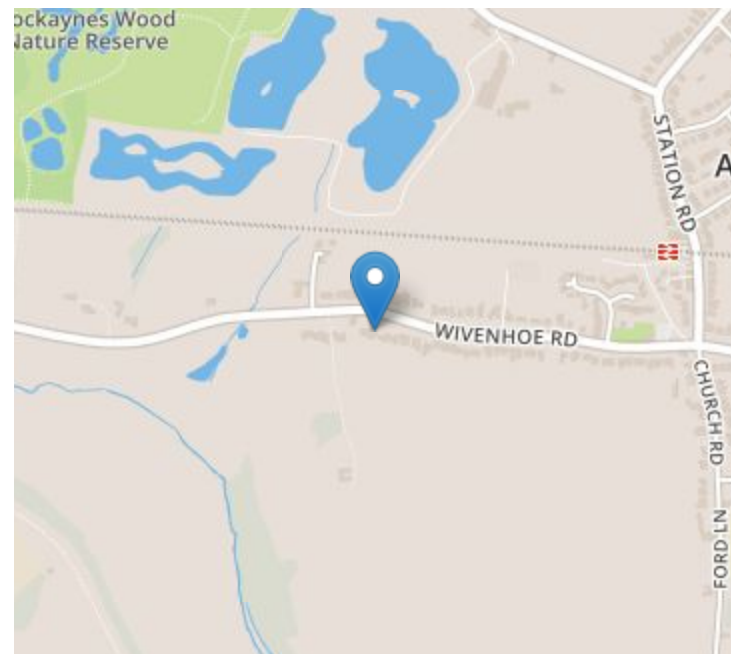
# Property Details.

## Floorplans

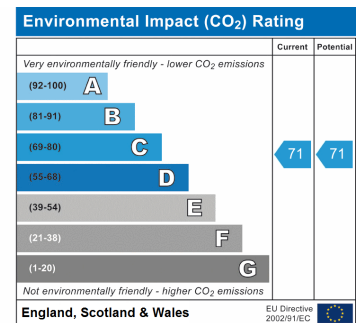
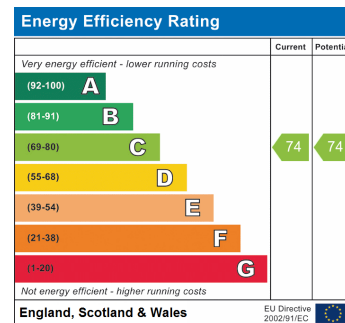


174  
TOTAL FLOOR AREA: 3160 sq.ft. (293.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This 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 operability or efficiency on the ground.  
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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.