



**m**ichaels

- Stylish and Contemporary
- Generous Garden
- Ample Parking
- Workshops
- Village Location
- Local Train Station Near By
- Four Bedrooms
- Charm and Character

**25 Wivenhoe Road, Alresford,  
Colchester, Essex. CO7 8AD.**

A beautifully extended and wonderfully presented character filled home nicely tucked away in the popular commuter village of Alresford. This stylish home offers a great blend of charm and character fused with modern upgrades whilst sitting in a generous plot with outbuildings. Highlights include, dining room, sitting room, kitchen/breakfast room, utility, cloakroom, four bedrooms, en-suite to master, family bathroom, great garden and ample off road parking.

Call to view 01206 820999





# Property Details.

## Ground Floor

### Entrance Lobby

With fitted storage seat and cloaks storage open to.

### Hallway

With stairs to first floor and storage cupboard under, wood flooring with doors leading to.

### Dining Room



15' 5" x 9' 5" (4.70m x 2.87m) Window to front, wood flooring, cast iron fireplace.

### Sitting Room



15' 5" x 13' 4" (4.70m x 4.06m) Two windows to rear, cast iron fireplace with mantel over, picture rail, wood flooring.

### Ground Floor Cloakroom

Obscure window to side, close coupled WC, vanity wash hand basin.

## Utility



9' 5" x 7' 2" (2.87m x 2.18m) Window to side, door to side, open to kitchen, tiled floor, a full range of fitted storage cupboards, worktop with space and plumbing under for washing machine and tumble dryer.

## Kitchen/Breakfast Room



19' 5" x 11' 5" (5.92m x 3.48m) Two windows to side, window to rear, French doors to garden, tiled floor, a modern range of contemporary units and drawers with worktops over, inset sink and drainer, twin NEFF ovens, integrated dishwasher, integrated fridge/freezer, central island with inset five ring gas hob with extractor over.

## First Floor

### Landing

Window to side, loft access and doors to.

# Property Details.

## Bedroom



19' 5" x 11' 5" (5.92m x 3.48m) Two windows to side, window to rear, fitted wardrobes and door to en-suite.

## En-Suite

Shower enclosure, wall hung wash hand basin, close coupled WC.

## Bedroom

13' 2" x 11' 9" (4.01m x 3.58m) Window to rear, fitted storage.

## Bedroom

11' 10" x 9' 8" (3.61m x 2.95m) Window to front, fitted wardrobe.

## Bedroom

9' 5" x 7' 7" (2.87m x 2.31m) Window to front, fitted storage.

## Bathroom



Obscure window to side, walk in shower, freestanding bath, close coupled WC, wash hand basin.

## Outside

### Rear Garden



A generous garden mainly laid to lawn with mature trees, shrubs and plants all enclosed by panel fencing with gated side access.

### Outbuildings



Potting Shed 7'7 x 3'10

Workshop 8'1 x 6'3

Workshop 15'3 x 10'

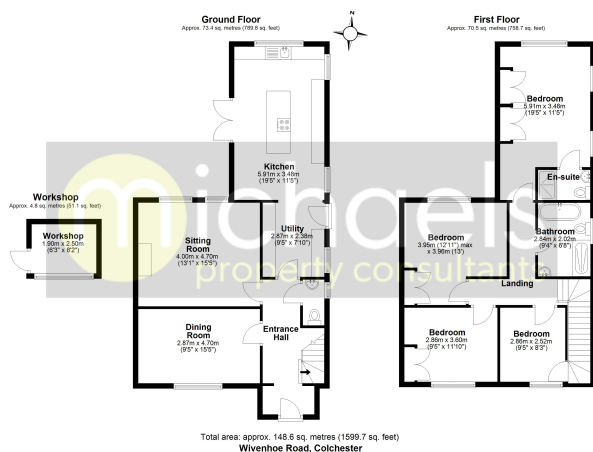
### Driveway

Offering ample off street parking.

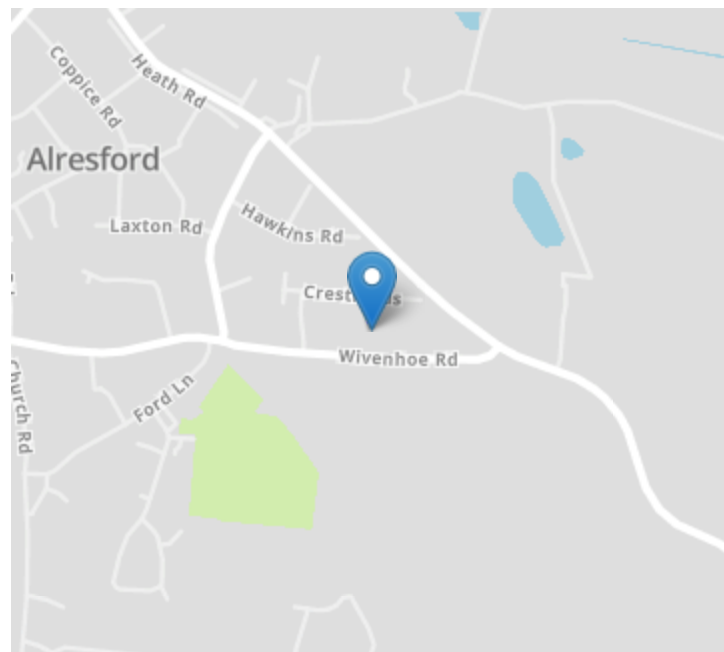


# Property Details.

## Floorplans



## 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.