



- 10 Year Build Warranty
- Stylish and Contemporary
- Mews Position
- Open Plan Living
- Three Bedrooms
- En-Suite To Master
- Garage And Parking
- Village Location
- Underfloor Heating

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

A beautiful and contemporary new build bungalow in this unique and wonderful plot within the popular village of Alresford. One of just two new builds on this exclusive mews tucked away at the edge of the village towards Wivenhoe with countryside walks on the doorstep whilst remaining very commutable with a train station in the village giving good links to London and beyond. This bungalow is finished to a high specification with a fine attention to the detail like you would expect from a local independent builder, accommodation includes three bedrooms, dressing room and en-suite to master, open plan lounge/kitchen/diner, separate utility room, family bathroom, attached spacious garage, off road parking and a wonderful garden. New build with 10 year build warranty.



Property Details.

All Accommodation On One Level

Hallway

Bedroom

13' 2" x 10' 5" (4.01m x 3.17m)

En-Suite



Bedroom



10' 8" x 10' 0" (3.25m x 3.05m)

Bedroom



10' 0" x 9' 5" (3.05m x 2.87m)

Bathroom



10' 0" x 6' 6" (3.05m x 1.98m)

Property Details.

Open Plan Lounge/Kitchen/Diner



24' 7" x 23' 4" (7.49m x 7.11m)

Garage and Parking



23' 1" x 10' 4" (7.04m x 3.15m)

Utility Room



9' 5" x 5' 4" (2.87m x 1.63m)

Garden



Property Details.

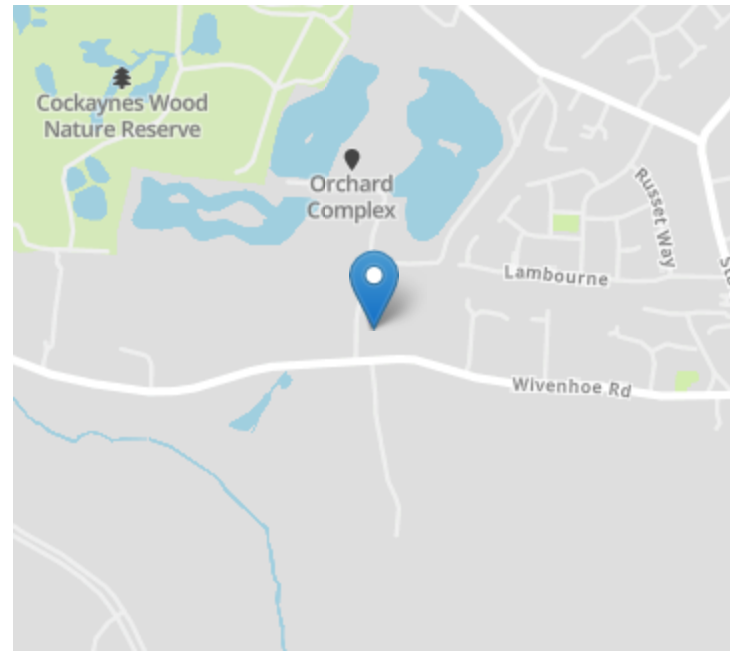
Floorplans

GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA: 1367sq.ft. (127.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, 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.