



- Fully Refurbished
- Stunning Plot
- Amazing Kitchen/Diner
- Incredible Attention to Detail
- Ample Off Road Parking
- Village Location
- Close To Station
- No Chain

**114 Wivenhoe Road, Alresford,
Colchester, Essex. CO7 8AG.**

Located in the peaceful commuter village of Alresford is this spacious and incredible three bedroom detached bungalow. Having undergone a complete restoration and transformation into stylish, modern home with stunning attention to detail. Alresford is located near Colchester and neighbours the town of Wivenhoe, the property itself is within walking distance of the local train station which has links into London Liverpool street. Alresford also has local amenities such as a great village pub, local shops and a good local primary school. To fully appreciate everything this bungalow has to offer please do not hesitate to get in contact.



Property Details.

All Accommodation On Ground Floor

Hallway

A generous hall with Radiator, loft access and doors to;

Kitchen/Diner/Family Room



24' 7" x 18' 1" (7.49m x 5.51m) A sensational room with two sets of patio doors overlooking the garden, further window to rear, marble topped central island with space for seating and storage cupboards under, a contemporary range of fitted units and drawers with square edge worktops over, inset ceramic sinks, integrated microwave and oven, American style fridge freezer, integrated dishwasher, range cooker inset into a bespoke setting with herringbone tiled splashback, inset spotlights.

Living Room



13' 9" x 13' 0" (4.19m x 3.96m) Window to side, radiator, TV point.

Utility Room

Window to side, fitted cupboards with space and plumbing for washing machine and tumble dryer, further cupboards.

Bedroom One



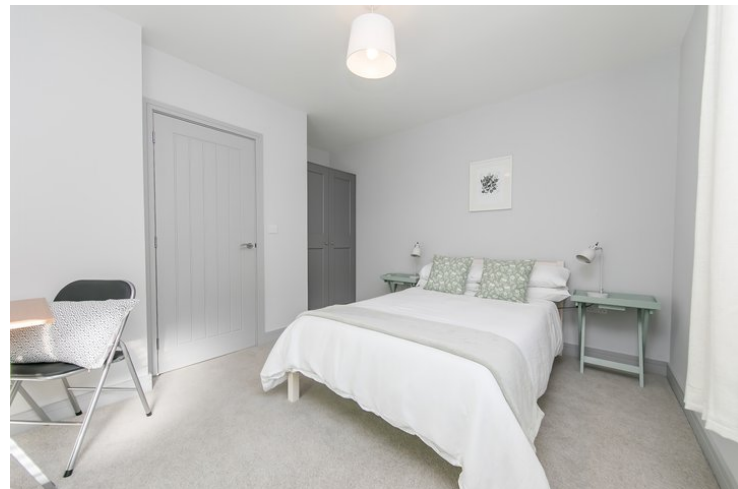
13' 11" x 11' 9" (4.24m x 3.58m) Window to front, radiator door to en-suite.

En-Suite



Double shower, vanity WC and wash hand basin, heated towel rail, tiled splashbacks.

Bedroom Two



13' 11" x 9' 0" (4.24m x 2.74m) Windows to front and side, radiator.

Property Details.

Bedroom Three



11' 6" x 9' 4" (3.51m x 2.84m) Window to side, radiator, fitted wardrobe.

Bathroom



Window to side, panel bath, shower cubical, vanity wash hand basin and WC, heated towel rail, tiled walls.

Outside.

Rear Garden



A stunning south facing garden enclosed by fencing and being mainly laid to lawn, gated side access, patio areas, various trees, shrubs and plants.

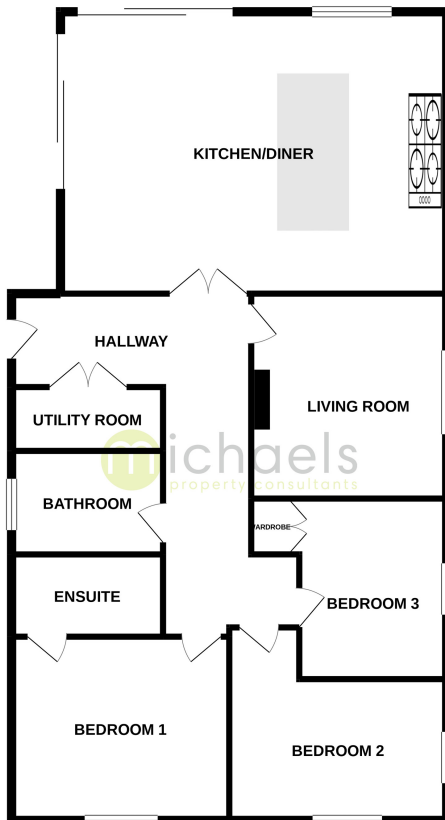
Front Garden and Parking

shingle driveway providing ample off road parking, remainder of garden laid to lawn with various shrubs and plants.

Property Details.

Floorplans

GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt 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 mis-statement. 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.