



- Semi Detached
- Cul-De-Sac Position
- Three Bedrooms
- En-Suite & Family Bathroom
- Modern Kitchen
- Great Garden
- Study - Perfect For Home Working
- Conservatory

67a Alexandra Drive, Wivenhoe, Colchester, Essex. CO7 9SF.

A spacious and well extended family home in this small cul-de-sac within the Broadfields development of Wivenhoe. Offering versatile accommodation from its brilliant extensions to now offer porch, modern kitchen, lounge/diner, study, conservatory, ground floor cloakroom and utility space, three first floor bedrooms, en-suite to master, family bathroom, generous garden, off road parking and garage. All this within striking distance of Essex University, local shops, bus routes and of course the mainline station with links to London Liverpool Street in just over the hour. Guide £340,000 to £350,000.



Property Details.

Ground Floor

Porch

With window to front, sliding storage cupboard and open to kitchen.

Kitchen



12' 9" x 7' 4" (3.89m x 2.24m) Window to front, a modern range of fitted units and drawers with worktops over, inset sink and drainer, fitted oven, hob and extractor. matching eye level units, tiled splashbacks, integrated dishwasher, integrated fridge/freezer, door to living room.

Living Room



15' 9" x 12' 4" (4.80m x 3.76m) Stairs to first floor, radiator, wood effect flooring, TV point open to study and dining room.

Dining Room



10' 5" x 10' 5" (3.17m x 3.17m) French doors and sidelights to rear, French doors to conservatory, wood effect flooring.

Study

7' 10" x 7' 3" (2.39m x 2.21m) French doors to conservatory, wood effect flooring, radiator, door to utility space.

Conservatory



7' 10" x 13' 0" (2.39m x 3.96m) French doors to rear garden, tiled flooring.

Utility Space

With space for appliance and door to WC

Ground Floor Cloakroom

Low level WC and wash hand basin.

Property Details.

First Floor

Landing

With two storage cupboards and doors to.

Bedroom



18' 0" x 8' 2" (5.49m x 2.49m) Window to rear, radiator and door to en-suite.

En-Suite

Window to side, shower, WC and wash hand basin.

Bedroom



12' 6" x 9' 7" (3.81m x 2.92m) Window to front, radiator, fitted wardrobe.

Bedroom

8' 0" x 7' 8" (2.44m x 2.34m) Window to front, radiator.

Bathroom



Window to side, tiled walls, corner bath, WC, wash hand basin, radiator.

Outside

Rear Garden



Mainly laid to lawn and enclosed by fencing, patio area, trees, shrubs and plants, gated side access.

Integral Garage

12' 6" x 9' 7" (3.81m x 2.92m) Roller shut door to front, power and light, fitted unit with sink, door to side.

Parking

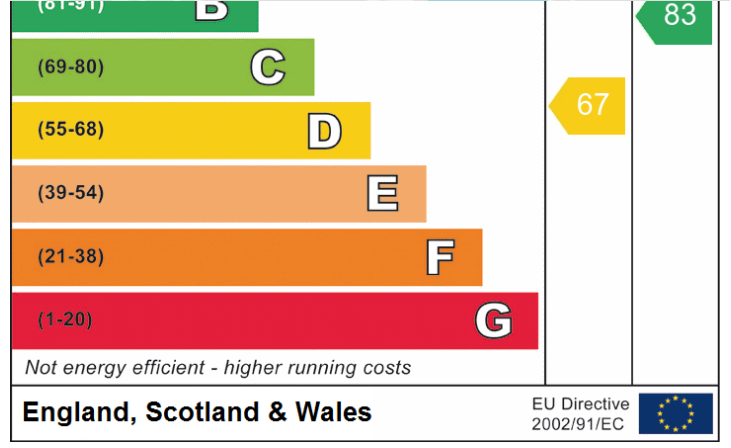
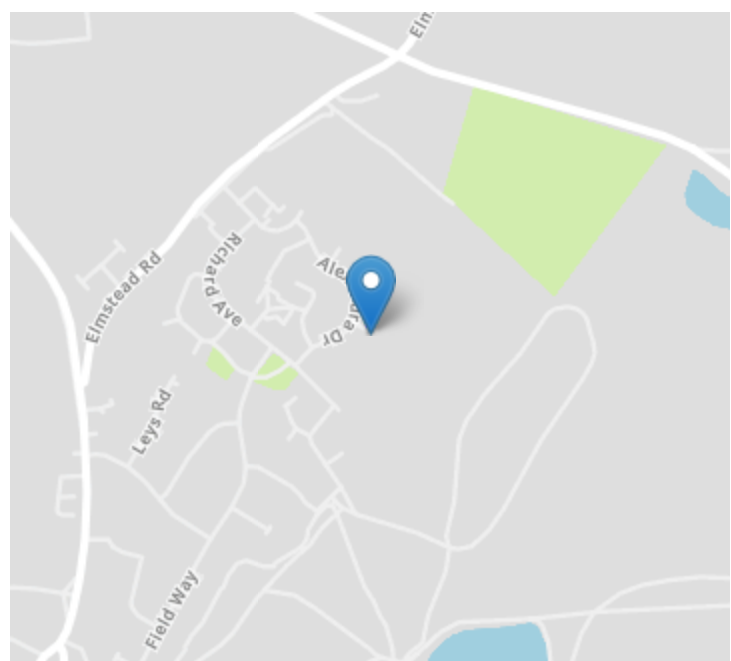
Block paved driveway to front.

Property Details.

Floorplans



Location



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.

