



- Detached Bungalow
- Three Double Bedrooms
- En Suite & Family Bathroom
- Modern Accommodation
- Gym/ Home Office With Bi-folding Doors
- Walk Distance To Public Transport Including Train Station
- Kitchen/ Dining Room
- Village Location
- Off Road Parking
- Utility Room

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

Guide Price £550,000- £575,000. A stunning three bedroom detached modern bungalow. Located in the peaceful commuter village of Alresford is this spacious and incredible bungalow. Having previously undergone a complete restoration and transformation to a high specification into a stylish, modern home with stunning attention to detail including a newly built gym/home office with bi-folding doors and air conditioning, kitchen with island open plan onto the dining room, lounge, utility and en suite. 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. Early viewing highly advised, call today to arrange your viewing appointment.



# Property Details.

## Living Accommodation

### Hallway

A generous hall with radiator, inset spot lights, loft access and doors to;

### Living Room



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

### Utility

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

### Kitchen/ Diner



Two patio doors to the side and rear over looking the garden and a further window to the rear, fitted kitchen including a 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.

## Bedroom One



13' 11" x 11' 9" (4.24m x 3.58m) Window to front, radiator, fitted wardrobe.

### En Suite

Double shower, vanity WC and wash hand basin, heated towel rail, tiled splashbacks, part tiled walls, inset lights, ceiling fan.

## Bedroom Two



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

# Property Details.

## Bedroom Three



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

## Family Bathroom



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

## Outside

### Home Office/ Gym



5.54m x 3.06m (18' 2" x 10' 0") Currently used as a gym but ideal space for a home office, includes spot lights, window to side, bi-folding doors to front and power.

### Rear Garden



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

### Driveway

Off Road parking to the front for numerous vehicles.

# Property Details.

## Floorplans

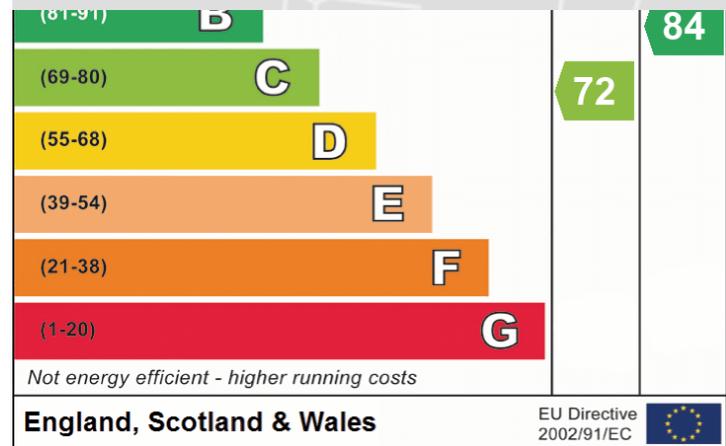
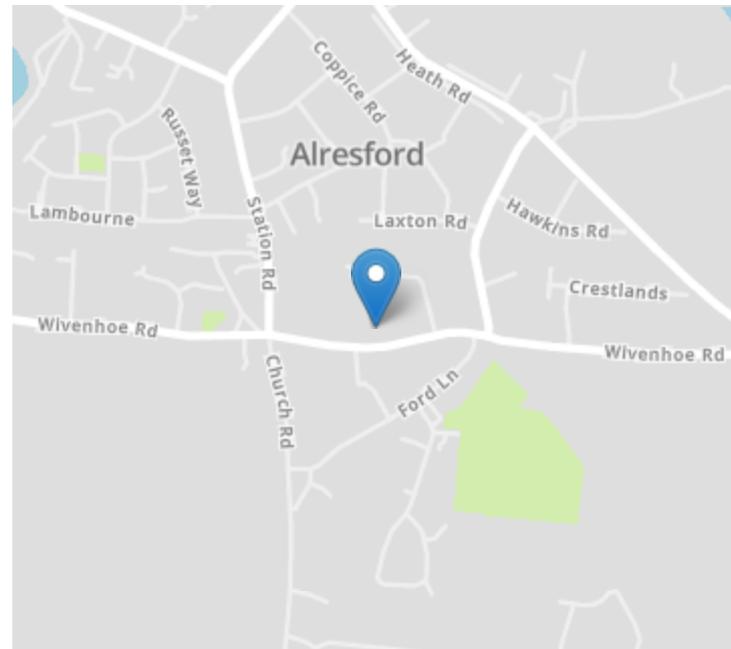
GROUND FLOOR  
1561 sq.ft. (145.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1561 sq.ft. (145.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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. Made with Metrage ©2023

## 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.

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