



- Link Detached Home
- Four Bedrooms
- Lounge With Log Burner
- Large Conservatory
- Shower Room and Bathroom
- Generous Garden
- Ample Off Road Parking

**44 Wivenhoe Road, Alresford, Essex.
CO7 8AE.**

With plenty of space on offer here this excellent family home is just minutes away from local train station, shops, countryside walks and of course outstanding school catchment. With generous gardens and flexible accommodation to include a bedroom and shower on the ground floor, a warm family lounge with log burner, large conservatory which is ideal for entertaining, separate dining room, kitchen, three generous first floor bedrooms, family bathroom and ample off road parking. Alresford is a popular village on the outskirts of Colchester within easy reach of Wivenhoe, Brightlingsea, the A120 and A12.



Property Details.

Ground Floor

Entrance Hall

With Composite door, solid oak flooring, two storage cupboards, glazed doors to lounge and kitchen.

Lounge



23' 7" x 11' 9" (7.19m x 3.58m) Window to front, solid oak flooring, multifuel burner with granite hearth, patio doors to rear; two radiators, doors to kitchen, dining room and entrance hall.

Dining Room



11' 1" x 8' 11" (3.38m x 2.72m) Velux window to side, wood effect flooring, radiator, patio doors to rear and door to lobby.

Kitchen



9' 11" x 8' 5" (3.02m x 2.57m) Window to rear, doors to entrance hall and lounge. A range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob with extractor over, matching eye level units, space for washing machine, space for dishwasher, space for fridge and freezer, stainless steel oven and tiled splashbacks.

Conservatory



18' 11" x 10' 11" (5.77m x 3.33m) Brick plinth and Upvc construction, tiled floor, two radiators, French doors to garden and door to side.

Lobby

with doors to shower room and bedroom four.

Shower Room



Velux window, shower cubicle, close couple WC, pedestal wash hand basin, radiator and tiled splashbacks.

Bedroom Four



9' 1" x 6' 9" (2.77m x 2.06m) Window to front, Velux window and radiator.

Property Details.

First Floor

Landing

18' 7" x 6' 2" (5.66m x 1.88m) Window to side, airing cupboard, loft access, radiator and doors to.

Bedroom One



14' 10" x 10' 1" (4.52m x 3.07m) Windows to front and rear, two radiators.

Bedroom Two



12' x 10' 6" (3.66m x 3.20m) Window to front and radiator.

Bedroom Three



10' 6" x 9' 5" (3.20m x 2.87m) Window to rear, radiator and fitted wardrobes.

Bathroom



Obscure window to rear, panel bath with shower attachment, wash hand basin, close couple WC, radiator tiled splashbacks.

Front Garden

Mainly laid to lawn with various trees shrubs and plants, open to driveway and carport and access to rear garden is available through the carport via a personal door.

Driveway

Driveway with ample space for several cars and leading to carport which provides further off road parking and access to rear garden. (the carport could be easily converted into a garage or further accommodation subject to planning)

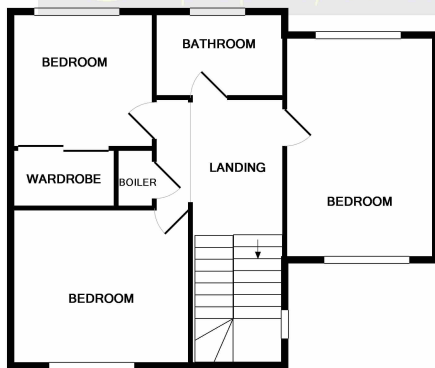
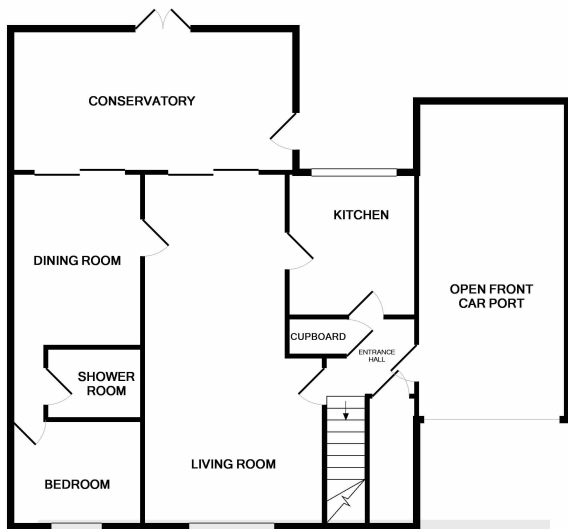
Rear Garden



A generous size and mainly laid to lawn, enclosed by fencing and hedging, with various trees, shrubs and plants, patio area, three garden sheds, decking area and workshop/studio of 15'2 x 9'9 with power and light connected.

Property Details.

Floorplans

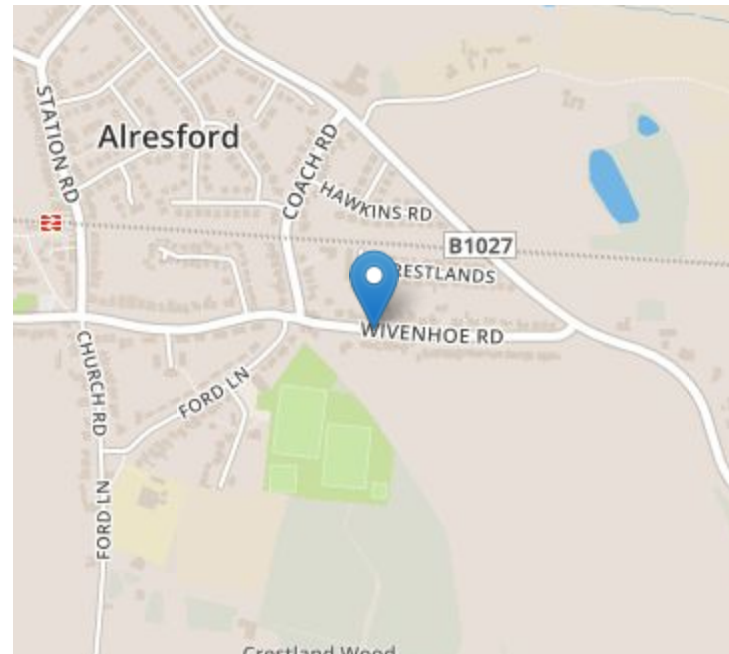


TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.5 SQ.M.)

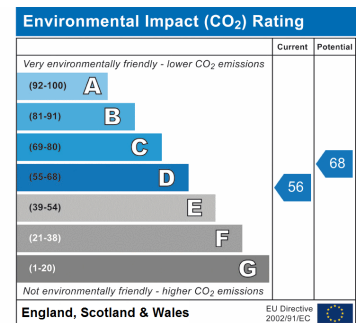
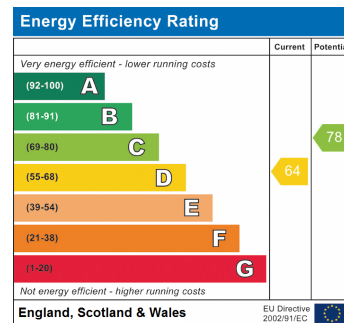
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.