



- Close To University Of Essex
- Garage & Parking
- Train Station Access
- No Chain

## 81 Alexandra Drive, Wivenhoe, Colchester, Essex. CO7 9SF.

This well proportioned four bedroom semi detached house is located in the popular town of Wivenhoe. Offering excellent access to Essex University and Wivenhoe's vast array of local amenities it making it a superb home for any family. The house internally offers great space as it has been extended over time, this has created a spacious living area down stairs as well as two extra bedroom upstairs. Outside the house has off road parking as well as a detached garage, which half of which has been turned into utility room. it could however also be used as work shop, games room, or home office as it has lighting and numerous plug sockets. Early inspections are advised.





# Property Details.

## Ground Floor

### Entrance hall

Access to storage cupboard, stairs up and doors to;

### Dining room



14' 5" x 11' 11" (4.39m x 3.63m) laminate flooring, radiator, archway into living room;

### living room



11' 3" x 14' 5" (3.43m x 4.39m) Windows and doors to rear, laminate flooring, radiator.

### Kitchen



12' 0" x 8' 3" (3.66m x 2.51m) Window to front, laminate flooring, inset stainless steel sink, range of eye and low level fitted units with work surface over, built in single Hotpoint oven and gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher.

## Cloakroom



2' 10" x 5' 6" (0.86m x 1.68m) window to front, wash hand basin and W/C.

## First floor

### Landing

Loft access, and doors to;

### Master bedroom



14' 5" x 9' 1" (4.39m x 2.77m) Window to front, radiator, built in storage cupboard.

### Bedroom two



11' 2" x 6' 9" (3.40m x 2.06m) Window to side, radiator, space for free standing wardrobe.

# Property Details.

## Bedroom three



6' 7" x 11' 2" (2.01m x 3.40m) Window to rear, inset spot lights, radiator.

## Bedroom four



7' 5" x 8' 2" (2.26m x 2.49m) Window to rear, radiator.

## Bathroom



11' 2" x 5' 9" (3.40m x 1.75m) Window to side, panelled bath with shower head over, W/C, wash hand basin and separate shower cubicle.

## Outside

### Garden

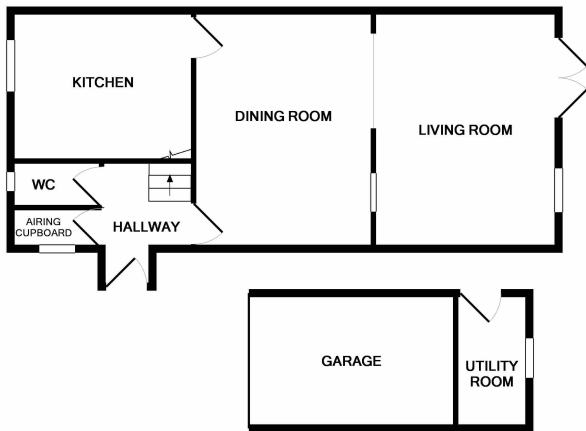


The house benefits from a spacious rear garden, which is enclosed by a wall and panelled fencing. There is a small section of the garden which has been blocked paved making it a patio area. The bottom of the garden has mature bushes and trees which creates a more sheltered area. As previously mentioned the house has a detached garage as well as an additional room which could be used as a utility room, work shop, or office. this room has full power connected, as well as numerous plug sockets.

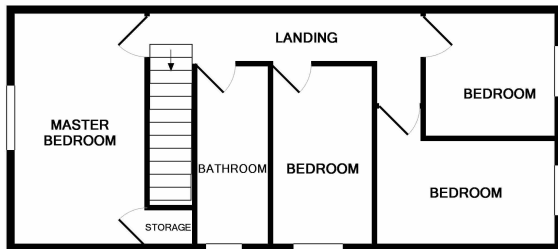


# Property Details.

## Floorplans



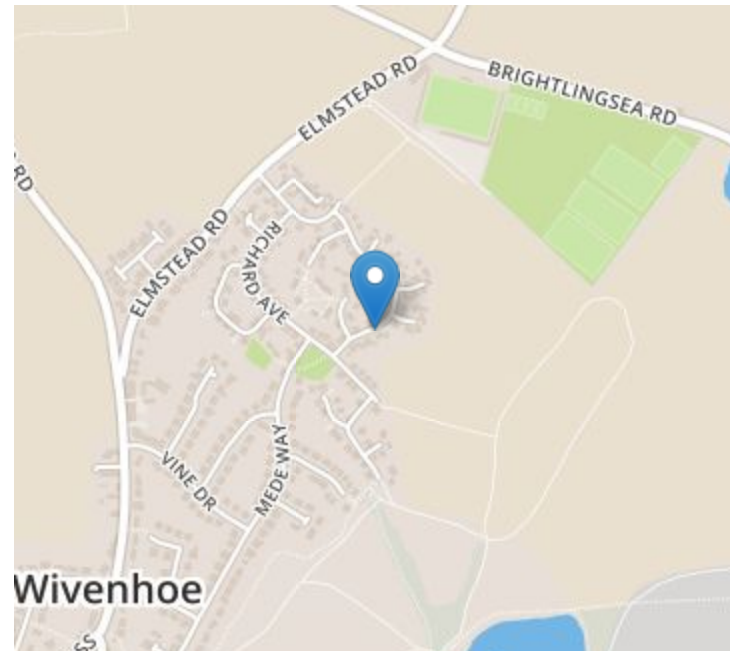
GROUND FLOOR



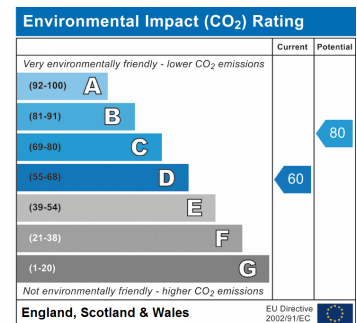
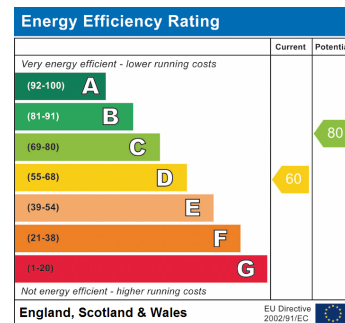
1ST FLOOR

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.