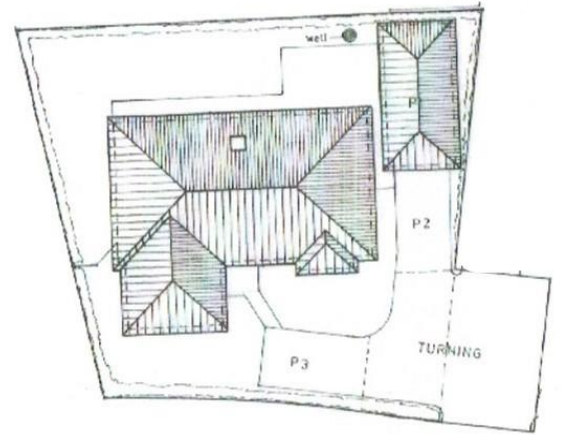


**Wivenhoe Road  
ALRESFORD  
CO7 8AG  
£525,000 Freehold**

**Town &  
Country**  
residential sales and lettings







- **DETACHED BUNGALOW**
- **NEW BUILD**
- **OPEN PLAN LIVING/DINER/KITCHEN**
- **THREE BEDROOMS**
- **EN-SUITE AND FAMILY BATHROOM**

- **CLOSE TO SCHOOLS AND SHOPS**
- **NON-ESTATE POSITION**
- **ALRESFORD TRAIN STATION CLOSE BY**
- **GARAGE AND OFF ROAD PARKING**
- **OPTION TO CHOOSE KITCHEN/BATHROOM/WALL COLOURS AND CARPETS - SUBJECT TO DEPOSIT**

**STUNNING NEW BUILD DETACHED BUNGALOW** in the Village of Alresford.

Located close to shops and schooling and with easy access to Alresford Train Station.

Offering open plan lounge/diner/kitchen opening onto an enclosed private rear garden, three bedrooms, En-suite to Bedroom Two and family bathroom.

There is an enclosed garden, ample parking and a garage and offered on a chain free basis.

Call to secure early viewing.

Option to choose all internal fittings including kitchen/bathroom/wall colour and carpets subject to deposit.

Anticipated Completion Date **SUMMER 2024**.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Entrance door, doors to:

#### **OPEN PLAN LOUNGE/DINER/KITCHEN**

21' 3" x 13' 1" (6.47m x 3.98m)

LOUNGE/DINER Box bay window to front aspect, French doors leading to rear garden, windows to rear and side aspects. KITCHEN 13'32 X 10'5" Window to rear aspect.

#### **BEDROOM ONE**

13' 6" x 11' 0" (4.11m x 3.35m)

Windows to front and side aspects.

#### **BEDROOM TWO**

10' 7" x 10' 5" (3.22m x 3.17m)

French doors leading to rear garden, windows to rear and side aspects.

#### **EN-SUITE SHOWER ROOM**

6' 11" x 2' 11" (2.11m x 0.89m)

#### **BEDROOM THREE**

10' 8" x 10' 5" (3.25m x 3.17m)

Window to side aspect.



**FAMILY BATHROOM**

7' 5" x 6' 10" (2.26m x 2.08m)

Window to front aspect.

**EXTERIOR**

FRONT

Off Street Parking

REAR Enclosed Rear Garden

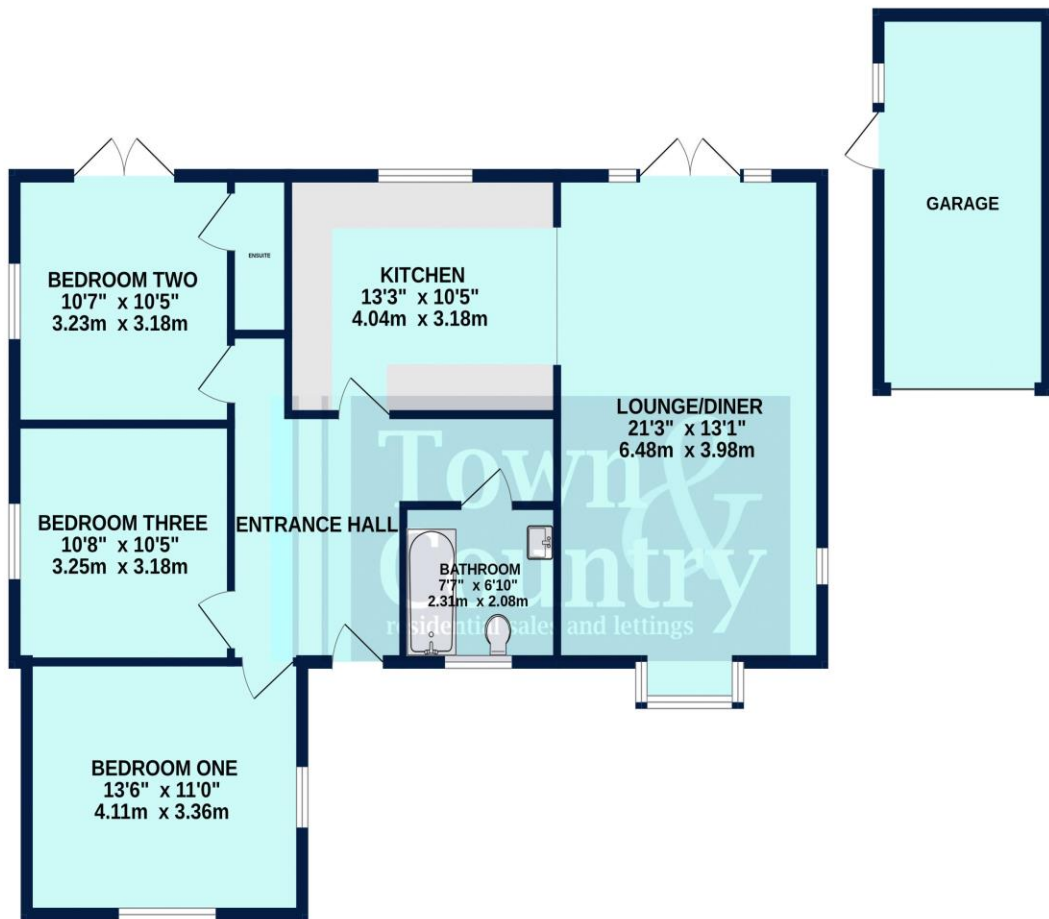
DETACHED GARAGE

**AGENT'S NOTES**

Option to choose all internal fittings including kitchen/bathroom/wall colour and carpets subject to deposit agreement.

Anticipated Completion Date SUMMER 2024.

GROUND FLOOR  
1137 sq.ft. (105.7 sq.m.) approx.



WIVENHOE ROAD

TOTAL FLOOR AREA: 1137 sq.ft. (105.7 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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