

**Wivenhoe Road, Alresford  
CO7 8AG  
£460,000 Freehold**

**Town & Country**  
residential sales and lettings





- **STYLISH BRAND NEW DETACHED BUNGALOW**
- **OPEN PLAN LOUNGE/DINER/KITCHEN**
- **NON-ESTATE POSITION**
- **THREE BEDROOMS**
- **CLOSE TO SCHOOLS AND SHOPS**
- **A FEW MINUTES WALK TO ALRESFORD TRAIN STATION**
- **GARAGE AND OFF ROAD PARKING**
- **PART EXCHANGE CONSIDERED**
- **WELL LOCATED HOME CLOSE TO VILLAGE**

**BRAND NEW DETACHED BUNGALOW** in the Village of Alresford.

Located in a prime position just few minutes walk to schooling, Alresford Train Station and shops.

With a fresh open plan design, neutrally decorated with stylish fitments, this well positioned bungalow is ready to enjoy.

Highlights includes open plan lounge/diner leading to the stylish kitchen with integrated appliances including washing machine, which over looks the private garden, a family bathroom plus an En-suite shower room.

A garage and ample off road parking completes this ready to move into home.

Part Exchange Considered

KEYS IN OFFICE TO VIEW





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

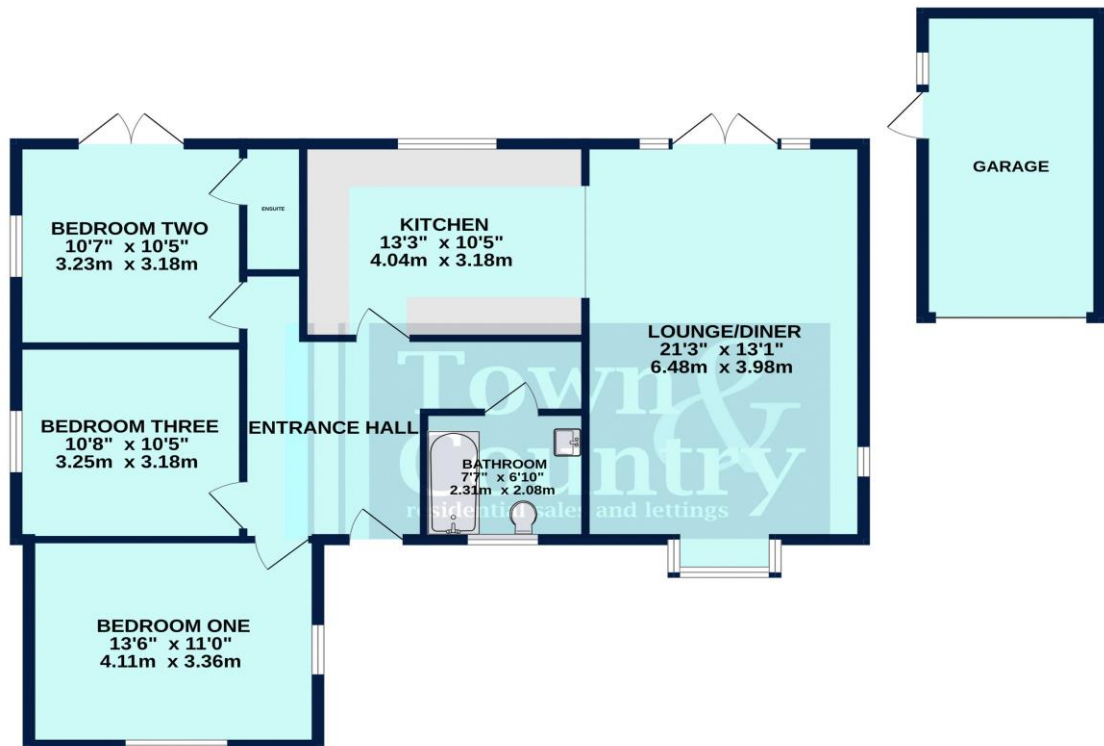
DETACHED GARAGE







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



WIVENHOE ROAD

TOTAL FLOOR AREA: 1137 sq.ft. (105.7 sq.m.) approx.

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