

**Wivenhoe Road, Alresford  
CO7 8AD  
Offers in Excess of £400,000 Freehold**





- WELL PRESENTED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- DOUBLE GARAGE
- OFF STREET PARKING FOR NUMEROUS CARS
- MINUTES WALK TO ALRESFORD TRAIN STATION
- EN-SUITE BATHROOM AND SHOWER ROOM
- SPACIOUS MATURE REAR GARDEN
- LOCAL SHOPS AND AMENITIES
- POPULAR VILLAGE LOCATION

## NON-ESTATE LOCATION RARELY AVAILABLE

Substantial FOUR BEDROOM FAMILY HOME close to Alresford train station, local primary school, pub and bus route.

Suited to families and commuters alike with lounge, separate dining room, kitchen/breakfast room, utility/pantry and cloakroom on the Ground Floor. There are four bedrooms, En-suite bathroom complete with separate shower cubicle to Bedroom One and shower room on the first floor.

Externally the property has large rear garden with mature trees and shrubs and plenty of off road parking to front and side as well as double garage.



The accommodation with approximate room sizes are as follows:

## **ENTRANCE HALL**

Entrance door, window to side aspect, laminate flooring, radiator. Stairs to First Floor Landing.

## **LOUNGE**

24' 10" x 11' 0" (7.56m x 3.35m)

Windows to front and side aspects, laminate flooring, radiator. Feature fireplace.

## **DINING ROOM**

18' 10" x 10' 6" (5.74m x 3.20m)

French doors leading to garden, laminate flooring, radiator.

## **KITCHEN/BREAKFAST ROOM**

12' 8" x 11' 5" (3.86m x 3.48m)

Range of base, drawer and eye level units, work surface with inset sink and drainer unit. Integrated dishwasher and space for range cooker. Tiled flooring, window to rear aspect.

## **UTILITY/PANTRY**

Space and plumbing for washing machine.

## **CLOAKROOM**

Window to side aspect. Low level WC and wash hand basin, radiator.



## **FIRST FLOOR LANDING**

Airing cupboard, radiator, access to loft. Doors to:

## **BEDROOM ONE**

12' 10" x 12' 5" (3.91m x 3.78m)

Window to rear aspect, laminate flooring, radiator.

## **EN-SUITE BATHROOM**

Panelled bath with shower over, separate shower cubicle, vanity sink unit and low level WC. Tiled flooring, part tiled walls, radiator. Windows to rear and side aspects.

## **BEDROOM TWO**

14' 5" x 11' 0" (4.39m x 3.35m)

Window to front aspect, feature fireplace, wooden flooring, radiator.

## **BEDROOM THREE**

11' 0" x 9' 10" (3.35m x 2.99m)

Windows to front and side aspects, radiator.

#### **BEDROOM FOUR**

11' 5" x 6' 5" (3.48m x 1.95m)

Window to rear aspect, radiator.

#### **SHOWER ROOM**

Shower cubicle, vanity sink unit and low level WC. Window to side aspect, tiled flooring, radiator.

#### **EXTERIOR**

##### **FRONT**

Gravelled driveway providing off street parking for numerous to the front and side and leading to double garage.

##### **REAR**

Garden commencing with large paved patio with remainder laid to lawn with mature shrubs and trees. Green house and seating area to the rear.

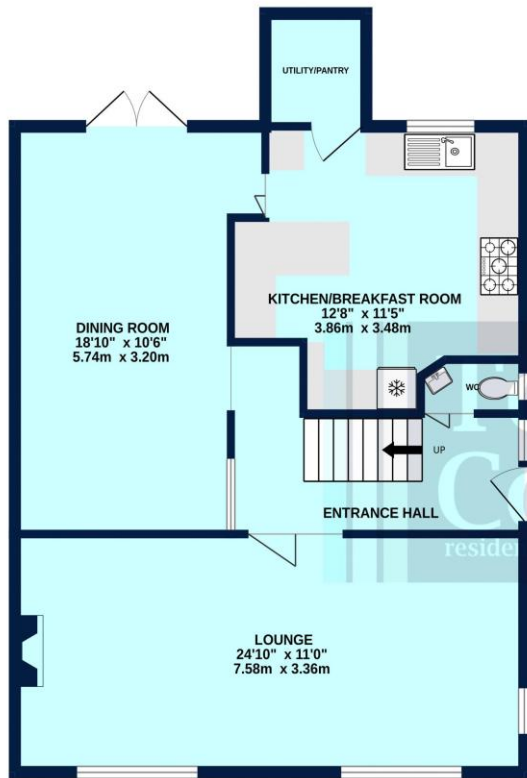




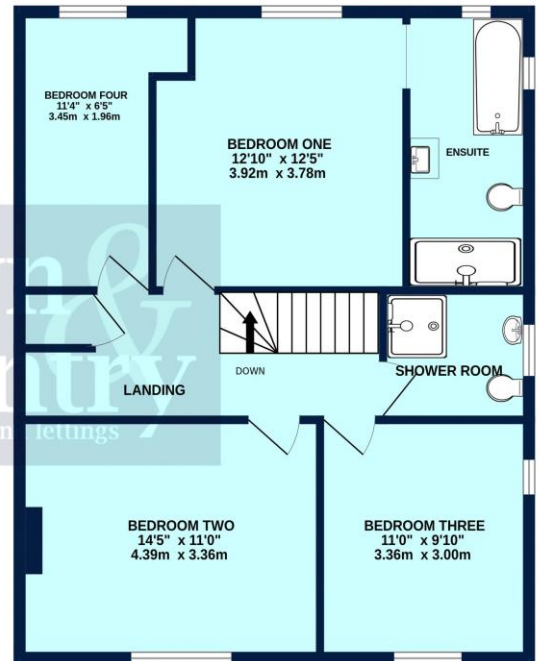




GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



WIVENHOE ROAD

TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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