



## Wivenhoe Road, Alresford, Colchester

A well-positioned detached bungalow in the popular village of Alresford, offering flexible accommodation, a generous plot, and stunning views over open farmland. The property presents an excellent opportunity for buyers seeking single-storey living, with scope to modernise and personalise. Offered with no onward chain for a straightforward purchase.

Guide price £300,000

# Wivenhoe Road

Alresford, Colchester, CO7



- Detached bungalow
- Spacious extended living room with vaulted ceiling and garden access
- Solar panels installed for improved efficiency
- Additional detached garage and generous driveway
- Flexible layout with 2–3 bedrooms / additional reception space
- No onward chain – vacant and ready to move into
- Backing directly onto open countryside with uninterrupted views
- Established rear garden with patio, lawn, and mature planting

## The Property

The accommodation is arranged over one level and offers a well-balanced and versatile layout.

You are welcomed via a central hallway providing access to all principal rooms. To the rear of the property is a spacious extended living room, featuring a vaulted timber ceiling and large doors opening onto the garden - creating a bright and inviting space with a strong connection to the outdoors.

The kitchen is well-proportioned with ample worktop and storage space, along with room for informal dining and access to the side of the property.

There are two good-sized bedrooms, along with a smaller room that provides further flexibility, for an additional bedroom or it could be ideal as a study or home office.

The property also benefits from a shower room. While well maintained, the interiors would benefit from updating, offering buyers an excellent opportunity to add value and create a modern home.

## The Outside

To the front, a large block-paved driveway provides off-road parking for multiple vehicles and leads to a detached garage.

The rear garden is a standout feature, enjoying a high degree of privacy and backing directly onto open farmland. The garden is mainly laid to lawn with established borders, patio seating areas, and a variety of mature shrubs and planting. There is also a greenhouse and additional storage, making it ideal for keen gardeners.

The open rear aspect provides far-reaching countryside views, rarely available in properties of this type

## The Area

Alresford is a highly regarded village to the east of Colchester, offering a balance of rural charm and accessibility.

Transport: Convenient access to the A120 and A12, with nearby stations at Wivenhoe and Colchester providing direct rail links to London Liverpool Street.

Amenities: Local shops, pubs, and everyday conveniences are available nearby, with Colchester offering a wider range of retail, dining, and leisure facilities.

Schools: Well-regarded primary and secondary schooling options are within easy reach.

Leisure & Surroundings: Surrounded by countryside and close to the River Colne, with excellent walking routes and access to the Essex coastline.

## Further Information

Tenure - Freehold



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
(92 plus) <b>A</b>	Very energy efficient - lower running costs		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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