



- Detached Family Home
- Four Bedrooms
- En Suite Shower, Family Bathroom & WC
- Double Garage
- Horseshoe Driveway Creating Ample Parking
- Lounge With Log Burner
- Open Plan Kitchen / Diner/ Living Room
- Newly Fitted Kitchen
- Extended

### Hammill House, Ford Lane, Alresford, Colchester, Essex. CO7 8AU.

A stunning modern detached four bedroom family home. Recently updated through out by the current owners also including a rear ground floor extension with bi-folding doors. From the first foot through the door this stylish home does not fail to impress with generous hallway, cloakroom, lounge with log burner, living room with feature media wall and bi-folding doors, kitchen/diner, four first floor bedrooms, en-suite shower, family bathroom, large driveway creating ample off road parking, double garage and south facing rear garden. Located nearby to countryside and riverside walks, local train station, pub, shops and more.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, stairs to first floor.

### Cloakroom

Double glazed obscure window to side, low level WC, vanity unit, tiled walls.

### Lounge



14' 10" x 14' 4" (4.52m x 4.37m) Double glazed bay window to front, floor standing log burner, radiator.

### Kitchen



13' 09" x 10' 11" (4.19m x 3.33m) Double glazed window to side, inset spot lights, range of wall and base units, solid beech wood worktop, integrated four ring induction hob, double oven, under counter fridge, inset sink with left hand drainer and dish washer.

### Diner



11' 06" x 8' 9" (3.51m x 2.67m) radiator open plan onto the kitchen.

### Living Room



24' 08" x 9' 6" (7.52m x 2.90m) Bi-folding doors to rear, window to side and Velux window, vertical radiator, feature media wall with electric fire.

## First Floor

### Landing

Double glazed window to side, loft access, airing cupboard.

# Property Details.

## Bedroom



14' 7" x 12' 1" (4.45m x 3.68m) Double glazed window to front, radiator, wall mounted lights and bedside table.

## En Suite Shower



Inset spot lights, wall hung basin, shower enclosure, wall mounted extractor fan.

## Bedroom

11' 2" x 10' 0" (3.40m x 3.05m) Double glazed window to rear, radiator.

## Bedroom

11' 01" x 7' 3" (3.38m x 2.21m) Double glazed window to rear radiator.

## Bedroom

7' 6" x 7' 0" (2.29m x 2.13m) Double glazed window to rear, radiator, currently used as a dressing room.

## Family Bathroom



Double glazed obscure window to rear, radiator, part tiled walls, low level WC, corner shower, bath and wall hung vanity unit.

## Outside

### Rear Garden



A low maintenance south facing rear garden mainly laid to patio, garden shed, door to garage, double side gates creating vehicle access to the rear of garden, retained by brick wall and fencing.

### Garage & Off Road Parking

A generous block paved driveway with horse shoe access, double garage with power. The washing machine is currently located in the garage.

