



- Detached Family Home
- Four Bedrooms
- Ensuite, Family Bathroom & WC
- Private Rear Garden
- Lounge & Dining Room
- Conservatory
- Kitchen & Utility Room
- Fast Links To London Liverpool Street
- Nestled In a Private Position

## 2 Conifer Close, Alresford, Colchester, Essex. CO7 8AW.

A beautifully presented four bedroom detached family home nestled in a private road. Located just minutes from Alresford's train station with links to London Liverpool Street, local shops, amenities and a good local public house. The deceptively spacious property boasts a home office, bright living room with a fireplace, dining room, conservatory, kitchen and utility. The first floor offers four bedrooms, ensuite, family bathroom and generous landing. A private rear garden with access to the garage and parking.





# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, radiator, stairs to first floor.

### WC

Double glazed window to front, radiator, low level WC, wash hand basin.

### Kitchen



9' 2" x 9' 2" (2.79m x 2.79m) Double glazed window to front, fitted kitchen with a range of white gloss wall and base units, laminate worktops, splash back, double oven, ceramic sink with right hand drainer, induction hob, over head cooker fan, space for dish washer.

### Utility

8' 2" x 4' 10" (2.49m x 1.47m) Double glazed window and door to side, range of units, space for washing machine and fridge/freezer.

### Dining Room



11' 1" x 9' 2" (3.38m x 2.79m) Double glazed patio door to rear, radiator.

## Conservatory



21' 1" x 9' 0" (6.43m x 2.74m) Patio door to rear, windows to sides and rear, tiled floor.

## Lounge



16' 1" x 12' 4" (4.90m x 3.76m) Double glazed patio door to rear, radiator, open fireplace.

## Home Office

9' 10" x 7' 4" (3.00m x 2.24m) Double glazed window to front, radiator.

## First Floor

### Landing

16' 3" x 5' 11" (4.95m x 1.80m) Loft access, airing cupboard, doors leading to:



# Property Details.

## Bedroom One



13' 2" x 9' 09" (4.01m x 2.97m) Double glazed Velux windows to rear, radiator, fitted wardrobes, door to en suite.

## En Suite

0m x 0m (0' 0" x 0' 0") 6' 2" x 4' 2" (1.88m x 1.27m) Double glazed window to side, low level WC, shower enclosure with tiled splash back, wash hand basin.

## Bedroom Two



10' 6" x 9' 5" (3.20m x 2.87m) Double glazed Velux windows to rear, radiator.

## Bedroom Three

10' 1" x 8' 4" (3.07m x 2.54m) Double glazed window to front, radiator.

## Bedroom Four

8' 10" x 6' 08" (2.69m x 2.03m) Double glazed window to front, radiator.

## Family Bathroom



Double glazed obscure window to front, panelled bath with overhead shower, low level WC, wash hand basin.

## Outside

### Rear Garden



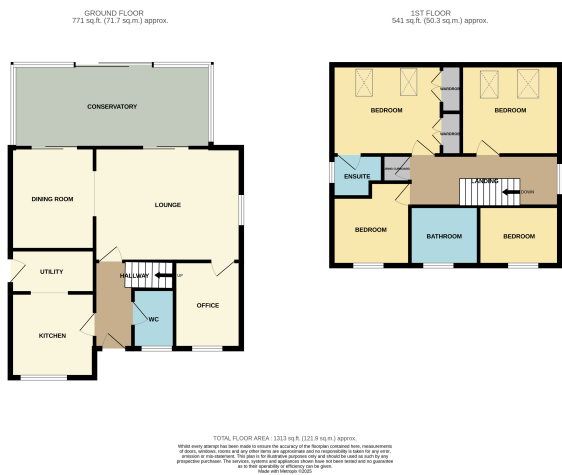
A private enclosed rear garden, mainly laid to lawn, patio area, retained by fencing, gated side access.

### Garage & Off Road Parking

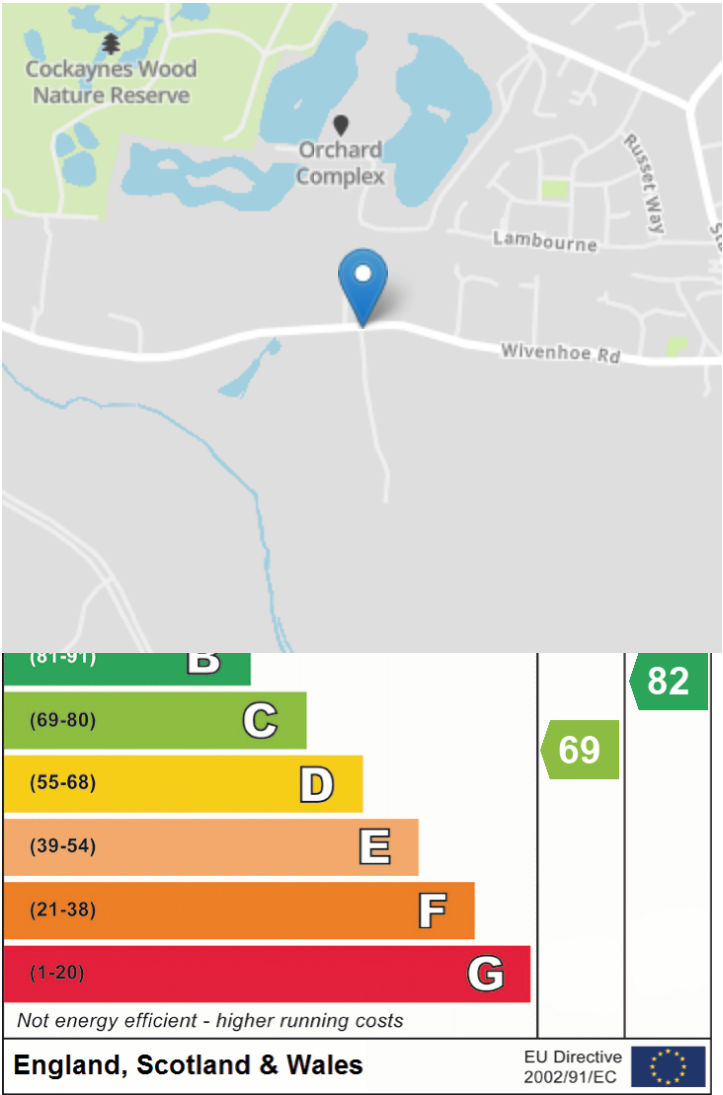
Off road parking positioned in front of the garage, the garage has power with up & over door.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.