



- Three Bedroom Detached House
- Off Road Parking & Garage
- Close To Train Station
- Cul De Sac Position
- Ground Floor Cloak Room

## 25 Poplars Close, Alresford, Colchester, Essex. CO7 8BH.

**\*\*GUIDE PRICE £270,000 - £280,000\*\*** This well presented three bedroom detached house is located along a quiet cul-de-sac within the popular village of Alresford. Positioned within close proximity to the village's local primary school, bus stops and of course its train station. Alresford is a sought after village as it sits just outside the growing town of Colchester. Its train station is a connecting line and will get you into London Liverpool Street in just over an hour. Internally this house will not disappoint. Its main highlights include a spacious living room, with a separate kitchen/dining room, upstairs there are three bedrooms as well as a family bathroom.





# Property Details.

## Ground Floor

### Hallway

5' 10" x 3' 11" (1.78m x 1.19m) radiator and doors to;

### Living room



9' 6" x 17' 5" (2.90m x 5.31m) Windows to front, patio doors to rear, radiator and door to;

### Kitchen



9' 2" x 8' 5" (2.79m x 2.57m) Window to front, range of eye and low level fitted units with work surface over, inset sink, integrated eye level oven and grill, separate gas hob, built in fridge freezer, space for free standing washing machine, opening through to;

## Dining Room



8' 4" x 7' 11" (2.54m x 2.41m) Window to front, radiator.

## Cloak room

W/C and wash hand basin.

## First Floor

### Landing

Window to rear, radiator, loft access and doors to;

### Bedroom one



9' 8" x 9' 9" (2.95m x 2.97m) Window to front, radiator, built in wardrobe.

# Property Details.

## Bedroom Two



11' 0" x 8' 0" (3.35m x 2.44m) Window to front, radiator.

## Bedroom Three



8' 8" x 7' 5" (2.64m x 2.26m) Window to rear and radiator.

## Family Bathroom



Low level WC, vanity wash hand basin with storage cupboard under, panel bath, part tiled walls.

## Outside

### Garden

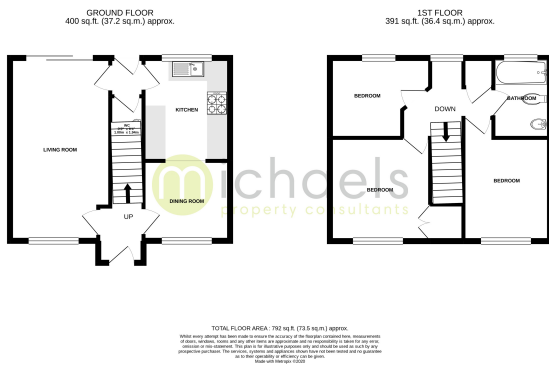


The property has a well proportioned rear garden which is enclosed by fencing. Stepping out from the patio doors there is a pleasant patio area ideal for an outside seating arrangement. the rest has been laid to lawn. There is access to into the detached garage from the garden.

There is also driveway providing off road parking for several cars.

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.