



- Substantial Accommodation
- Flexible Layout
- Approaching 1/4 Acre Plot
- Two En Suites
- Bathroom and Shower Room
- Ample Off Road Parking
- Village Location
- Easy Commute - Countryside Walks

Longmead, Ford Lane, Alresford, Colchester, Essex. CO7 8AU.

****Guide Price £425,000 - £450,000**** Sitting in a plot approaching 1/4 of an acre is this substantial, extended and flexible home finished to a good standard and within this popular commuter village just east of Colchester. With first and second floor bedrooms, two with en-suites, separate bathroom and shower room, large family room, modern kitchen, study/home office, large living area, garage conversion now offering utility space, large rear garden with outbuildings and ample off road parking. At the end of the road there is access to countryside walks along the creek and on to Wivenhoe or Brightlingsea, train station within walking distance, good local pub, local shops and post office. Call for further details.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, airing cupboard, radiator and doors to.

Family Room/Dining Room



16' 0" x 12' 2" (4.88m x 3.71m) Window to front, radiator, wood effect flooring, twin doors to hall.

Bedroom Three



16' 2" x 9' 11" (4.93m x 3.02m) Window to front, wood effect flooring, radiator

Bedroom Four



10' 10" x 9' 7" (3.30m x 2.92m) Window to side, wood effect flooring, radiator

Bedroom Five

9' 4" x 9' 0" (2.84m x 2.74m) Window to side, wood effect flooring, radiator

Study

10' 10" x 7' 11" (3.30m x 2.41m) Window to rear, laminate flooring, radiator

Bathroom



Obscure window to rear, hand wash basin, low level WC, panelled bath, heated towel rail, extractor fan, spotlights.

Shower Room

Obscure window to side, hand wash basin, low level WC, shower cubicle, radiator, ceramic tiled flooring.

Kitchen



12' 7" x 10' 10" (3.84m x 3.30m) Window to rear, Velux window, French doors to side courtyard, doors to living room, wood flooring, a range of wall and base mounted units with worktops over, inset one and a half bowl sink and drainer, extractor hood with space for range cooker below, further space for appliances, radiator, spotlights.

Sitting Room



22' 11" x 15' 5" (6.99m x 4.70m) French doors and sliding doors to rear, two velux windows, multi fuel burner, solid oak flooring, four radiators, french doors and windows to courtyard, twin doors to utility.

Property Details.

Utility Room

19' 6" x 7' 4" (5.94m x 2.24m) Door to rear, a range of fitted wall and base units with worktops over, space for appliances.

First Floor

Bedroom One



18' 1" x 11' 0" (5.51m x 3.35m) Window to rear, two velux windows to front, fitted wardrobes, radiator, spotlights.

En-Suite

Obscure window to rear, panel bath, hand wash basin, low level WC, shower cubicle, heated towel rail, extractor fan, spotlights.

Bedroom Two



12' 1" x 9' 5" (3.68m x 2.87m) Velux window to front, eaves storage, laminate flooring, radiator.

En-Suite



Window to rear, hand wash basin, low level WC, shower cubicle, heated towel rail, extractor fan, spotlights.

Outside

Rear Garden



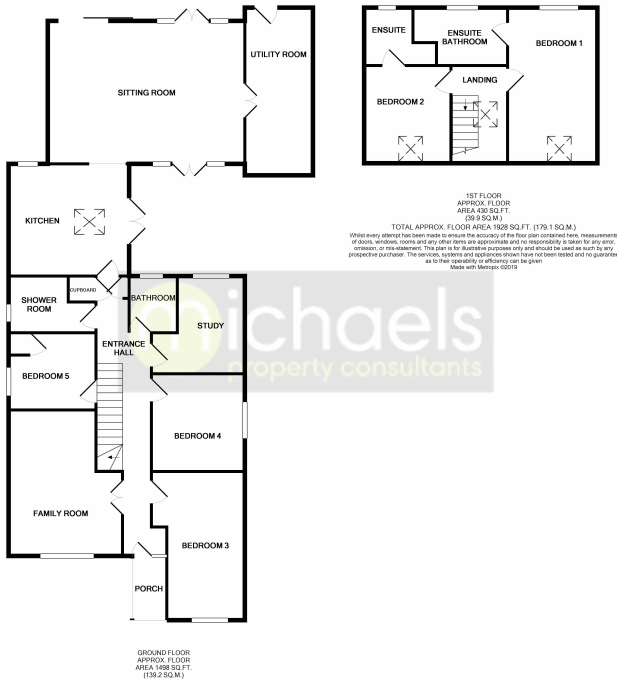
A large rear garden mainly laid to lawn with various shrubs and plants enclosed by panel fencing, decking area, various timber storage sheds/workshops, gated side access all with a south facing aspect.

Driveway and Frontage

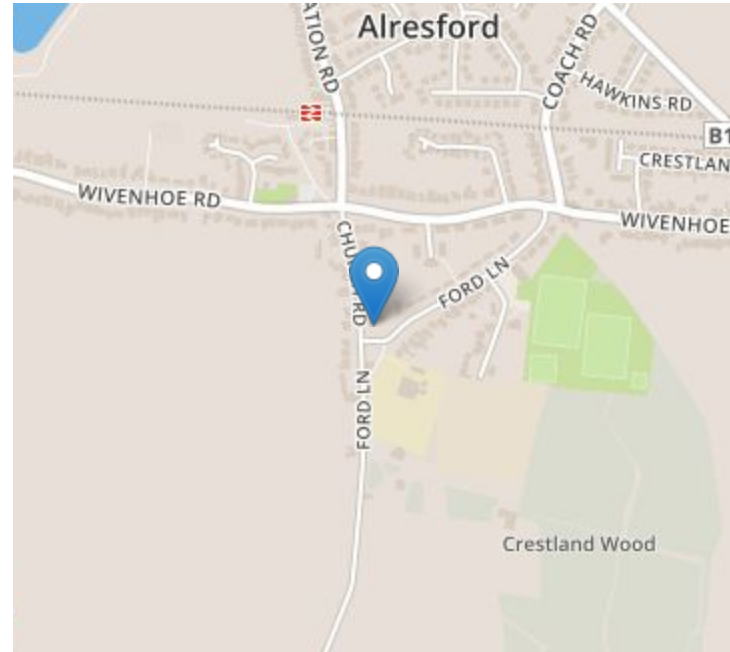
A generous driveway providing ample off road parking, the front garden is retained by dwarf walling and mainly filled with shrubs.

Property Details.

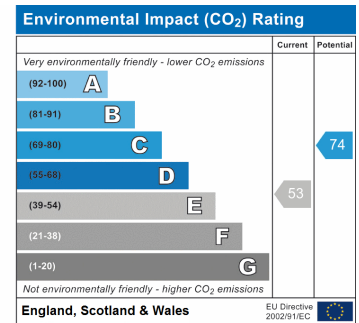
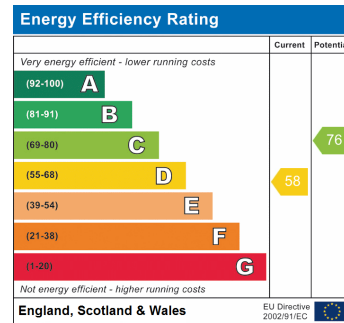
Floorplans



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.