



- Detached Chalet Bungalow
- Four Double Bedrooms
- Ample Off Road Parking With Side Access To Rear Garden
- Approaching .5 Acres
- Extended
- Two Reception Rooms
- Cart Lodge & Sheds Accessed Via The Rear Garden
- Vaulted Window Feature To The First Floor
- Gas Central Heating & Double Glazing

Call to view 01206 820999



## Roxburgh, Colchester Main Road, Alresford, Colchester, Essex. CO7 8DG.

An incredible opportunity to purchase this wonderful home sitting in a generous plot approaching 1/2 of an Acre offering side access to the rear well established garden offering cart lodge and storage sheds. Internally the property has been improved by the current owners with a side and first floor extension creating a chalet bungalow. Currently offering four double bedrooms, kitchen / dining room, sitting room, lounge, utility, home office, shower room and En Suite. situated in the popular commuter village of Alresford with train station, local pub, shops and countryside walks on the doorstep. To fully appreciate what this property/plot has to offer a viewing is highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

10' 7" x 3' 1" (3.23m x 0.94m) Wooden front door, radiator, leading to:

### Bedroom



12' 01" x 12' 01" (3.68m x 3.68m) Double glazed bay fronted window, radiator.

### Bedroom

12' 03" x 12' 01" (3.73m x 3.68m) Double glazed bay window to front, cast iron fireplace, fitted wardrobes.

### Bedroom



12' 05" x 12' 01" (3.78m x 3.68m) Double glazed window to side, radiator, fitted wardrobes, door to:

### En Suite

8' 6" x 6' 6" (2.59m x 1.98m) Double glazed obscure window to side, radiator, tiled floor and part tiled floor, low level WC, vanity unit.

## Siting Room



15' 11" x 12' 06" (4.85m x 3.81m) Double glazed window to side, radiator, brick fireplace with log burner, stairs to first floor.

## Lounge



17' 10" x 18' 6" (5.44m x 5.64m) Narrowing to 10'10 Double glazed window and patio door to rear, radiator, ,marble hearth, views onto the rear garden.

## Kitchen/ Diner



13' 9" x 9' 4" (4.19m x 2.84m) Turning to 6' 10" x 6' 11" (2.08m x 2.11m)

# Property Details.

## Utility Room

10' 0" x 9' 0" (3.05m x 2.74m) Double glazed

## Home Office

9' 0" x 4' 1" (2.74m x 1.24m)

## Ground Floor Bathroom

5' 08" x 5' 05" (1.73m x 1.65m) Double glazed obscure window to rear, radiator, tiled walls, tiled floor, shower encloser, low level WC, wash hand basin.

## First Floor

### Bedroom



15' 5" x 13' 0" (4.70m x 3.96m) Double glazed vaulted window feature, radiator, eves storage.

## Outside

### Driveway & Cart Lodge



Ample off road parking to the front driveway with side access for vehicles to access to rear garden with cart lodge.

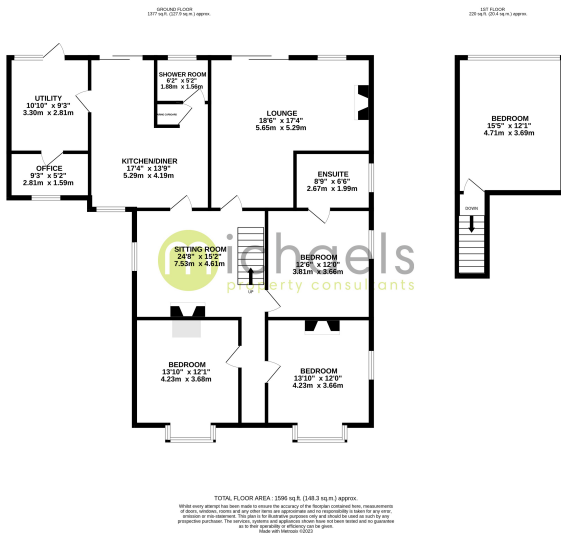
## Rear Garden



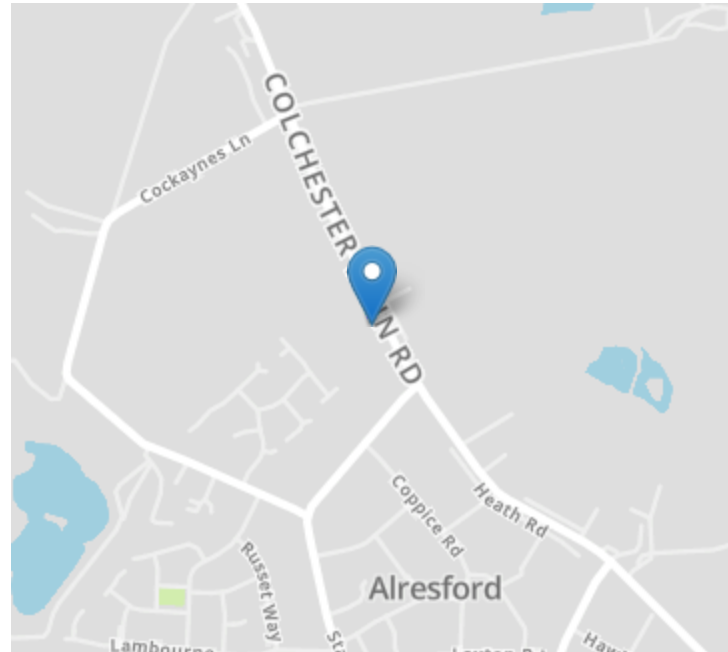
A beautifully maintained private well established rear garden mainly laid, patio area along with outside brick and timber built Arbour, garden shed and along with a two further sheds and card lodge behind the main garden hedging. Retained by privacy fencing.

# 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.