



- Beautifully Presented
- Wonderful Position
- Village Location
- Energy Efficient B Rated
- Garage And Parking
- Four Bedrooms
- Home Office
- Landscaped Garden

## 25 St Andrews Close, Alresford, Colchester, Essex. CO7 8BL.

A beautifully presented and spacious family home sitting in this wonderful position facing greensward in the popular village of Alresford just East of Colchester City and offering local train station, village shops, post office and of course countryside walks on the doorstep. Highlights of this brilliant detached property include a 24' lounge, 17' kitchen/diner, separate home office/study, ground floor cloakroom, four first floor bedrooms, en-suite to master, family bathroom, landscaped garden, garage and parking.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs rising to first floor with storage cupboard under, radiator and doors to.

### Ground Floor Cloakroom

Close coupled WC, vanity wash hand basin, radiator.

### Lounge



24' 9" x 10' 3" (7.54m x 3.12m) Window to front, patio doors to rear, radiator, double doors to kitchen/diner.

### Kitchen/Diner



17' 4" x 11' 3" (5.28m x 3.43m) Window to rear, door to rear, tiled floor, radiator, door to Lounge, a contemporary range of shaker style fitted units with square edge worktops over, inset sink and drainer, Bosh inset gas hob with splash back and extractor over, fitted double oven, integrated dishwasher, space for fridge/freezer, integrated washer/dryer, matching eye level units, ample dining space.

## Home Office/Study



12' 6" x 7' 9" (3.81m x 2.36m) Window to front, radiator.

## First Floor

### Landing

Loft access, two storage cupboards and doors to.

### Bedroom



13' 10" x 10' 9" (4.22m x 3.28m) Window to front overlooking greensward, fitted wardrobe, radiator and door to.

### En-Suite

Obscure window to front, shower enclosure, close coupled WC, pedestal wash hand basin, half tiled walls, heated towel rail, shaver point, airing cupboard.

# Property Details.

## Bedroom



12' 9" x 8' 10" (3.89m x 2.69m) Window to front, radiator.

## Bedroom



11' 7" x 8' 4" (3.53m x 2.54m) Window to rear, radiator.

## Bedroom

11' 3" x 7' 10" (3.43m x 2.39m) Window to rear, radiator.

## Bathroom



Obscure window to rear, panel bath, separate shower enclosure, close coupled WC, vanity wash hand basin, heated towel rail, half tiled walls.

## Outside

### Rear Garden



A generous rear garden mainly laid to lawn and enclosed by panel fencing, various shrubs and plants to borders, gated side access, door to garage.

### Garage and driveway

Garage offers personal door to garden, up and over door to front, power and light connected with off road parking to front.



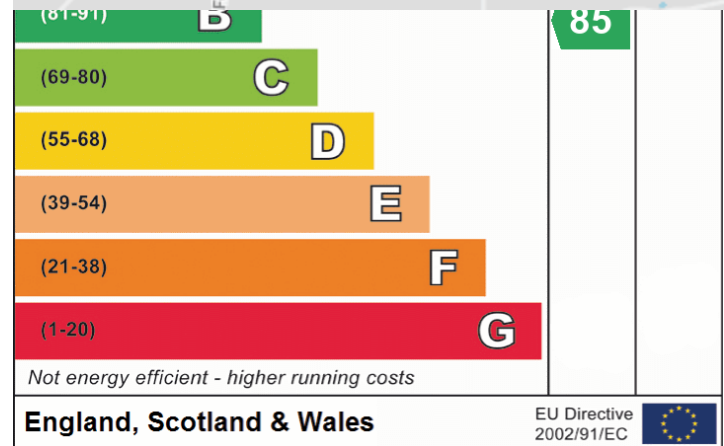
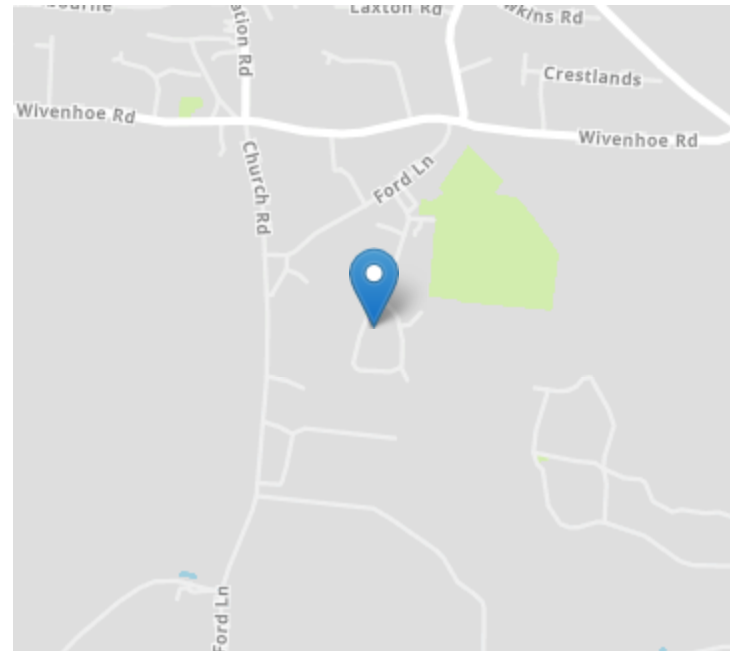
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1387 sq ft (128.9 sq m) approx.

## 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.