



- Ample Off Road Parking
- Two Double Bedrooms
- Ground Floor Bathroom
- Conservatory
- Spectacular Views To Rear
- A120 Access
- Detached Garage

Europa, Colchester Main Road, Alresford, Colchester, Essex. CO7 8DD.

With charm and character this friendly cottage offers most everyday modern needs. The main highlight of this home is its spectacular field views that go on for as far as the eye can see. Further attributes include oil heating to radiators, double glazing, conservatory, fitted kitchen, modern bathroom/WC and all this with rural views. Its location on B1027 means that access to Colchester, A12 and A133 are also convenient.



Property Details.

Ground Floor

Entrance

Via double glazed frosted entrance door leading to entrance porch

Entrance Porch

Double glazed to three elevations with rural views, wood laminate flooring and further double glazed frosted entrance door and side panel to entrance hall.

Hall

Straight to lobby, recess spotlights, radiator, wood laminate flooring, wall mounted thermostat, door giving access to staircase to first floor landing and access to bathroom/WC

Living/Dining Room

20'4" x 11'1" (6.20m x 3.38m) Two double glazed windows to front elevation, two radiators, fire surround with wooden surround, double glazed window to rear elevation, double glazed patio doors giving access to conservatory/sun lounge

Conservatory

9'1" x 8'1" (2.77m x 2.46m) Double glazed window to rear, double glazed to three elevations, double glazed French doors to garden with power and light connected

Kitchen

12' x 9'5" reducing to 8' (3.66m x 2.87m) Double glazed window to one elevation, one and a quarter bowl inset sink with cupboard under, range of floor standing cupboards, drawers and units with adjacent roll edge work surfaces and tiled splashbacks, wall mounted matching cupboards, stainless steel filter hood over, with tiled splashbacks, space for washing machine in alcove, floor heater and space for dishwasher.

Bathroom

Double glazed frosted window to front elevation, larder style radiator, low level WC with concealed with cistern, built-in hand wash basin with vanity cupboard under, panel bath with shower unit over, tiled walls, drop light switch and laminate flooring.

First Floor

First Floor Landing

Double glazed window to front elevation

Bedroom One

11'9" x 11'5" (3.58m x 3.48m) Double glazed window to three elevations, radiator.

Bedroom Two

9'6" x 9'1" (2.90m x 2.77m) Double glazed window to one elevation with open views and radiator.

Outside

Garden

Front Garden: Laid mainly to lawn with flower beds and borders, driveway access via two wrought iron gates with stone gravel driveway and further access to garden

Garage :Detached with up and over door with window to two elevations, personal door to side, power and light connected and plastic oil storage

Rear Garden :Good size decked area, flower beds and borders

Agents Note

Please note that the paddock to the side is not owned by the owners of the Europa. The current owners have an agreement to rent this piece of land for a figure of around £50 per annum. This bit of land is not for sale, however the rental agreement can be continued when a new owner takes over.