



- Detached Family Home
- New Boiler In March 2024
- Three Double Bedrooms
- Integral Garage
- Ample Off Road Parking
- Modern Kitchen
- Heated Swimming Pool
- Three Reception Rooms
- En Suite, Family Bathroom and WC

3 Church Road, Alresford, Colchester, Essex. CO7 8AB.

Guide Price *£500,000 - £550,000* This unique and individually designed detached home sits on a generous plot featuring a stunning garden with a swimming pool. Spread over two floors, the property offers spacious accommodation including three double bedrooms, an en suite, a family bathroom, and a large landing and entrance hall. The modern fitted kitchen boasts a breakfast bar, alongside a cosy snug, dining room, and a spacious lounge. There is ample off-road parking and a garage. Recently improved by the current owner, this home offers ample living space across two floors, perfect for families or those who love to entertain. This property is located in the desirable village of Alresford, near Colchester and Wivenhoe. The local train station, with direct links to London Liverpool Street, is within walking distance. Alresford also offers excellent local amenities, including a popular village pub, shops, and a well-regarded primary school. Early viewing is highly recommended. Call today to arrange a viewing!



Property Details.

Ground Floor

Entrance Hall

UPVC front door, radiator, stairs to first floor, large under-stairs storage.

WC

4'10" x 2'09" (1.47m x 0.84m) Double glazed UPVC obscure window to side, low-level WC, wall-hung basin.

Kitchen/Breakfast Room



21'02" x 9'05" (6.45m x 2.87m) Double glazed window to side and rear, radiator, fitted kitchen with a range of wall and base units, laminate worktop, tiled splashback, breakfast bar, integrated double oven, gas hob, overhead extractor fan, dishwasher, two full-size fridges, two freezers, stainless steel sink, space for washing machine.

Dining Room



13' 03" x 8' 11" (4.04m x 2.72m) Open plan dining room, vertical radiator.

Snug

18' 10" x 7' 11" (5.74m x 2.41m) Double glazed patio door to rear, open plan onto kitchen.

Lounge



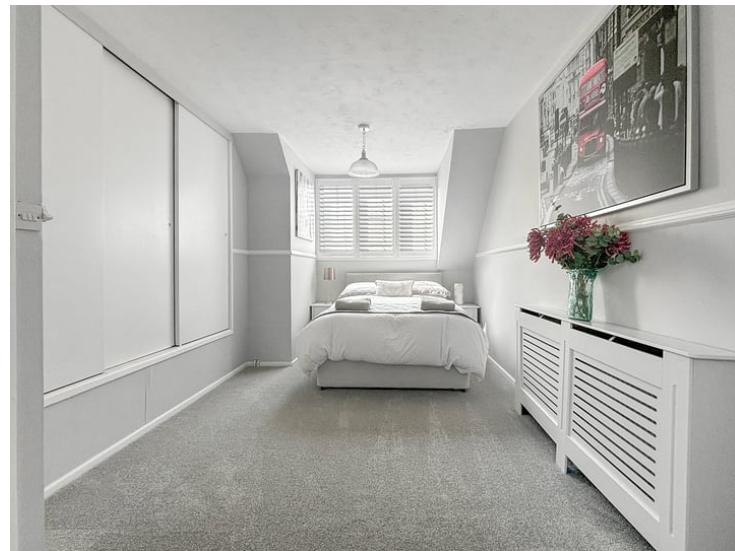
18'5" x 12'08" (5.61m x 3.86m) L-shaped lounge with double glazed window to front and side, bespoke shutters, radiator, gas fireplace with granite hearth.

First Floor

Landing

A generous landing separated over split levels, doors leading to:

Bedroom One



18'5" x 12'8" (5.61m x 3.86m) Double glazed window to front with bespoke shutters, radiator, fitted wardrobes, eaves storage.

Property Details.

EnSuite



Double glazed window to rear, low-level WC, pedestal wash hand basin, tiled shower enclosure, heated towel radiator.

Family Bathroom



Double glazed obscure window to side, radiator, tiled walls, panelled bath, low-level WC, wash hand pedestal basin.

Bedroom Two



16'8" x 7'9" (5.08m x 2.36m) Double glazed window to front, shutters, radiator, eaves storage.

Bedroom Three

11'11" x 9'11" (3.63m x 3.02m) Double glazed window to rear, radiator, eaves storage and fitted cupboard.

Off Road Parking

Off road parking & Tandem Garage

Ample off-road parking and an integral tandem garage with power, leading to the pump room.

Rear Garden



A well-maintained garden mainly laid to lawn, with a generous patio wrapping around the heated swimming pool. The garden also includes a pergola seating area, all enclosed by fencing with gated side access.

Location

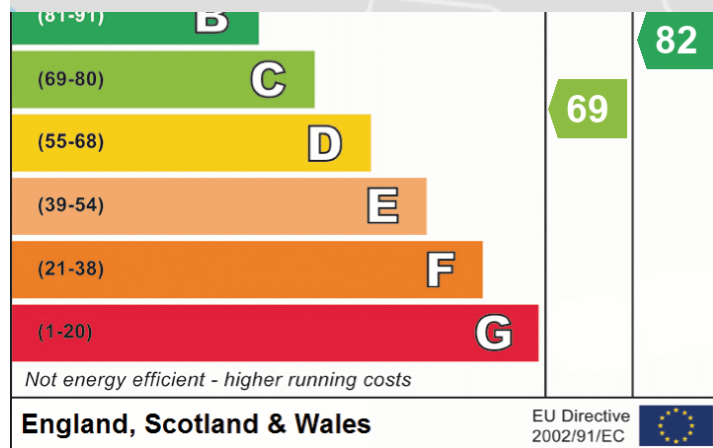
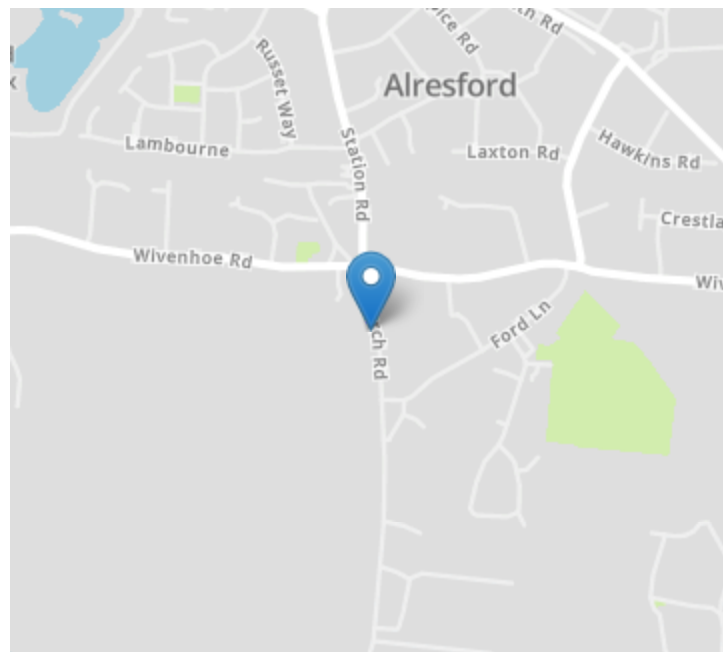
Situated in the desirable village of Alresford, near Colchester and Wivenhoe, this home benefits from easy access to local amenities. The village boasts a popular pub, local shops, and a well-regarded primary school. The property is also within walking distance of the train station, offering convenient links to London Liverpool Street. Early viewing is highly advised—call today to arrange your viewing appointment!

Property Details.

Floorplans



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.