

# £330,000



- Highly Desirable 'Alresford' Village
- Detached Bungalow
- Two Double Bedrooms
- Large Lounge/Diner With Log Burner
- Modern Shower Room
- Low Maintenance Garden With Two Workshops
- Double Garage
- Tucked Away At The End Of A Cul-De-Sac

# 5 Poundfield Close, Station Road, Alresford, Colchester, Essex. CO7 8BY.

Occupying a pleasant position, tucked away at the end of a private cul-de-sac is this spacious detached two double bedroom bungalow. Located in the popular village of Alresford on the outskirts of Colchester offering excellent transport links with a mainline train station offering access to London, great local infant and primary school and a wide range of further amenities and shops within walking distance.





# Property Details.

## **All Ground Floor Accommodation**

#### **Entrance Hall**

With two storage cupboards, doors to;

#### **Bedroom Two**



10'  $5" \times 7'$  11" (3.17m  $\times$  2.41m) With UPVC double glazed window to front, radiator.

#### **Bedroom One**



10' 10" x 10' 5" (3.30m x 3.17m) With UPVC double glazed window to rear, radiator.

## **Shower Room**



With UPVC double glazed obscure window to front, fully tiled, wash hand basin, close coupled WC, walk in double shower cubicle.

# Lounge/Diner



19' 9" x 14' 4" (6.02m x 4.37m) With UPVC double glazed window to front, oak double doors to kitchen, oak sliding doors to conservatory, radiator, TV point, fireplace with inset log burner.

### Kitchen



13' 9" x 6' 11" (4.19m x 2.11m) With tiled flooring, bespoke kitchen units with wooden worktops over, space for fridge/freezer and cooker, extractor hood, open to conservatory.

# Property Details.

# Conservatory



20' 11" x 6' 0" (6.38m x 1.83m) UPVC construction with windows to triple aspect, French doors to rear garden, worktop with inset sink and drainer, radiator.

## **Outside**

#### Rear Garden



Outside, the property enjoys an unoverlooked low maintenance rear garden which comes with two outbuildings, one of which could be easily utilised as an office or summer house

# **Workshop One**

 $20' 4" \times 6' 2"$  (6.20m x 1.88m) With two windows to front, double doors, power and light.

# **Workshop Two**

13' 5" x 5' 2" (4.09m x 1.57m) With single door, power and light, open to garage.

# Garage

17' 0" x 16' 8" (5.18m x 5.08m) With up and over door to front, power and light.

### To The Front

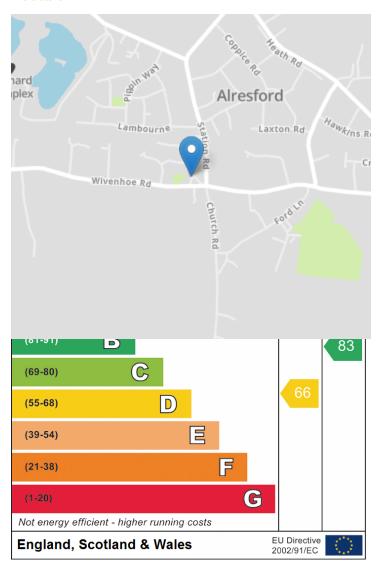
Block paved driveway and shingle front garden.

# 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.

