



- Double Garage & Ample Off Road Parking
- Generous Plot
- Farmland Views
- Upgraded
- Four Bedrooms
- Detached Home
- Remainder of Build Warranty

7 Opal Way, Alresford, Colchester, Essex. CO7 8GQ.

A unique and extensively upgraded family home sitting in a generous plot backing on to farmland whilst being nestled at the end of a small cul-de-sac. This stylish home offers oodles of space both inside and out with extra side garden, large double garage, ample off road parking and internally upgraded features to include media wall with feature fire, bespoke window shutters, silestone worktops, LVT flooring, extra lighting, fitted wardrobes, garage conversion with French doors and twin electric doors and so much more. Offering 4 double bedrooms, en-suite, family bathroom, lounge, dining room, study, WC/Utility and Kitchen/Breakfast Room, call to view!



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, LVT flooring, radiator and doors to.

Study

10' 4" x 8' 9" (3.15m x 2.67m) Window to front, LVT flooring, radiator.

WC/Utility

8' 7" x 5' 9" (2.62m x 1.75m) LVT flooring, heated towel rail, close coupled WC, a range of fitted units with silestone worktop and inset sink, space and plumbing for washing machine.

Lounge



15' 1" x 13' 0" (4.60m x 3.96m) French doors with sidelights to rear, LVT flooring, radiator, an impressive media wall with space for wall mounted TV and connections, inset flame effect fire, door to.

Dining Room



13' 1" x 10' 9" (3.99m x 3.28m) French door, LVT flooring, feature radiator, twin doors to kitchen.

Kitchen/Breakfast Room



15' 8" x 11' 1" (4.78m x 3.38m) Window to front, LVT flooring, a fully upgraded kitchen with a stylish range of fitted units and drawers with Silestone worktops over, inset gas hob with extractor over, under mounted sink, double oven, integrated dishwasher, integrated fridge/freezer, water softener, breakfast bar, door to entrance hall.

First Floor

Landing

Loft access, airing cupboard and doors to.

Bedroom



16' 2" x 11' 11" (4.93m x 3.63m) Window to front, radiator, fitted wardrobe and door to.

En Suite

Obscure window to front, shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail, tiled floor, half tiled walls.

Property Details.

Bedroom



14' 0" x 10' 11" (4.27m x 3.33m) Window to rear, fitted wardrobes, radiator.

Bedroom



13' 4" x 11' 1" (4.06m x 3.38m) Window to front, radiator, fitted wardrobe.

Bedroom

12' 6" x 8' 5" (3.81m x 2.57m) Window to rear, radiator.

Bathroom



Obscure window to rear, heated towel rail, tiled floor, half tiled walls, panel bath with shower and screen over, pedestal wash hand basin, close coupled WC.

Outside

Double Garage



22' 7" x 19' 7" (6.88m x 5.97m) With twin electric up and over doors to front, French doors to garden, power and electric, loft storage, currently used as a gym and offers lots of further potential to suit any buyers needs.

Rear Garden



Mainly laid to lawn with patio area, enclosed by fencing with gated side access and leading through to side garden.

Side Garden

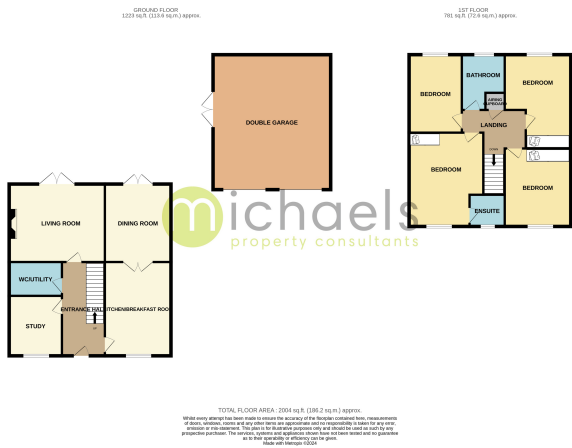
An additional parcel of land backing on to farmland and enclosed by five bar gate and fencing, offering hard standing suitable for motorhome, boat or car storage. large storage shed available subject to negotiation.

Parking

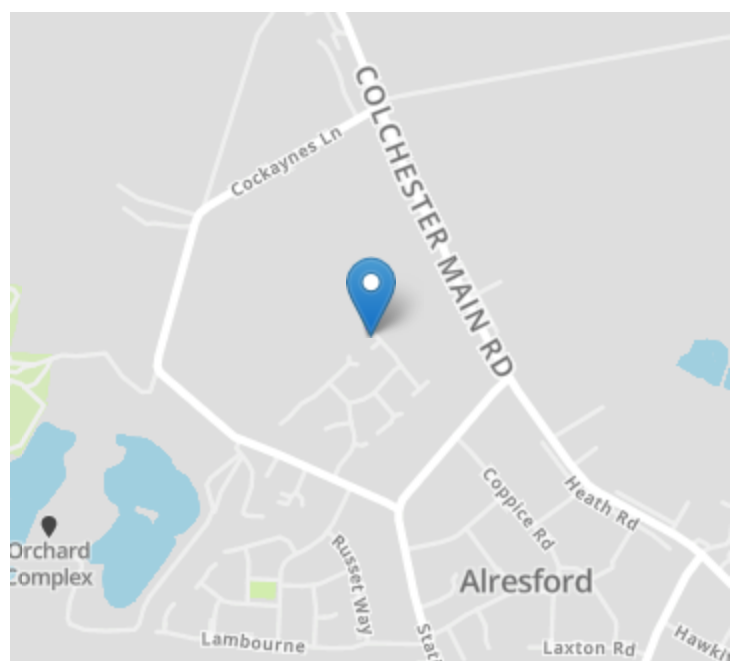
Driveway in front of double garage and further parking in front of the side garden and in the side garden.

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.

