



- Stylish And Contemporary
- Luxurious Kitchen
- Three Bedrooms
- Good Rear Garden
- Off Road Parking
- Recentley Refurbished Throughout

## 8 Poplars Close, Alresford, Colchester, Essex. CO7 8BH.

A stunning, stylish and contemporary bungalow in this small cul-de-sac in the lovely village of Alresford. With local amenities to include train station with links to London Liverpool Street, local pub, shops, post office, excellent primary school and of course countryside walks on the doorstep. Highlights of this amazing home include three bedrooms, stylish lounge with glass divide to hallway, wonderful kitchen/diner with quartz worktops and breakfast bar, rear garden and off road parking. Must be viewed.



# Property Details.

## All accommodation on one level

### Entrance Hall

Glass panel divide to kitchen, wood flooring and doors to:

### Bedroom



10' 10" x 7' 9" (3.30m x 2.36m) (plus recess) Window to front and radiator.

### Kitchen/Diner



17' 6" x 11' 9" (5.33m x 3.58m) >7'9" PATio doors to rear garden, window to rear, wood flooring, ample space for dining table, a contemporary fitted kitchen with luxury quartz worktops and breakfast bar, undermount sinks, feature radiator, fitted oven, inset hob, fitted microwave, wine cooler, extractor, glass splash back, integrated fridge/freezer, integrated dishwasher, fitted units and drawers.

# Property Details.

## Lounge



10' 10" x 10' 2" (3.30m x 3.10m) Window to front, radiator, wood floor, feature glass wall divide to hall.

## Bedroom



11' 0" x 9' 9" (3.35m x 2.97m) Window to front, radiator, paneled wall, walk in wardrobe.

## Bedroom



9' 9" x 8' 6" (2.97m x 2.59m) Window to rear, radiator.

## Bathroom



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

## Outside

### Rear Garden

A good size and enclosed by panel fencing, this is the last job to be done at the house and subject to negotiation this space can be landscaped and laid to lawn upon completion.

### Front Garden

Laid to lawn and could offer extra parking if landscaped.

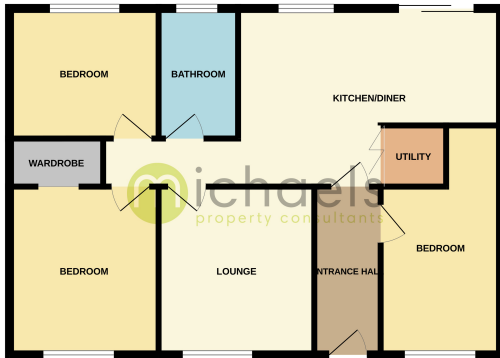
### Driveway

Hard standing providing off road parking.

# Property Details.

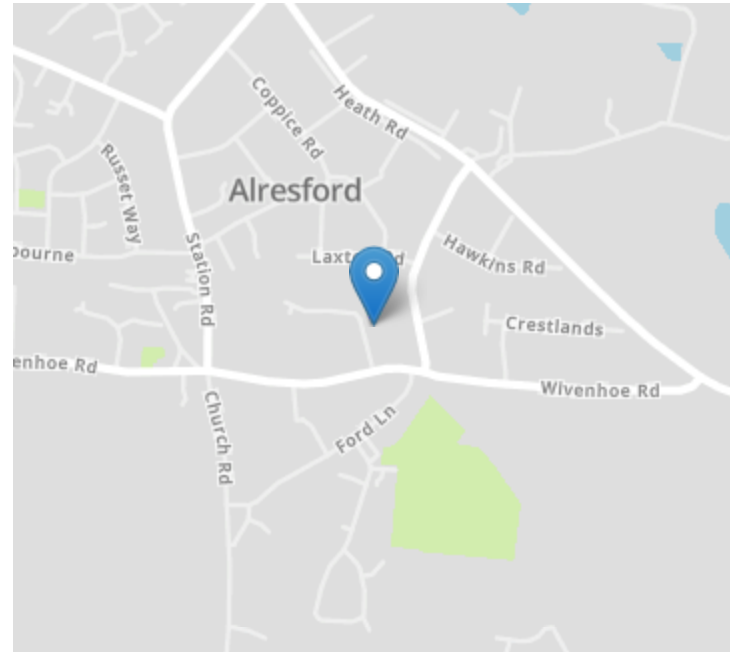
## Floorplans

GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq ft (74.2 sq m) approx.  
We do not warrant the accuracy of the floor plan. The floor plan is for information only and should not be relied upon for the purchase of the property. The floor plan is for information only and should not be relied upon for the purchase of the property. The floor plan is for information only and should not be relied upon for the purchase of the property.

## 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.