



- Detached Family Home
- 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.

A unique and individual designed detached home sitting on a generous plot with a beautiful garden including swimming pool. The accommodation is set over two floors offering three double bedrooms, en suite, family bathroom, generous landing and entrance hall, modern fitted kitchen with breakfast bar, snug, dining room and spacious lounge, ample off road parking and garage. The property has recently been improved by the current owner. Alresford is located near Colchester and neighbours the town of Wivenhoe, the property itself is within walking distance of the local train station which has links into London Liverpool street. Alresford also has local amenities such as a great village pub, local shops and a good local primary school. Early viewing highly advised, call today to arrange your viewing appointment.





# 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 including a range of wall and base units, laminate worktop, tiled splash back, breakfast bar, integrated double oven, gas hob, over head fan, dish washer, fridge/freezer, 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



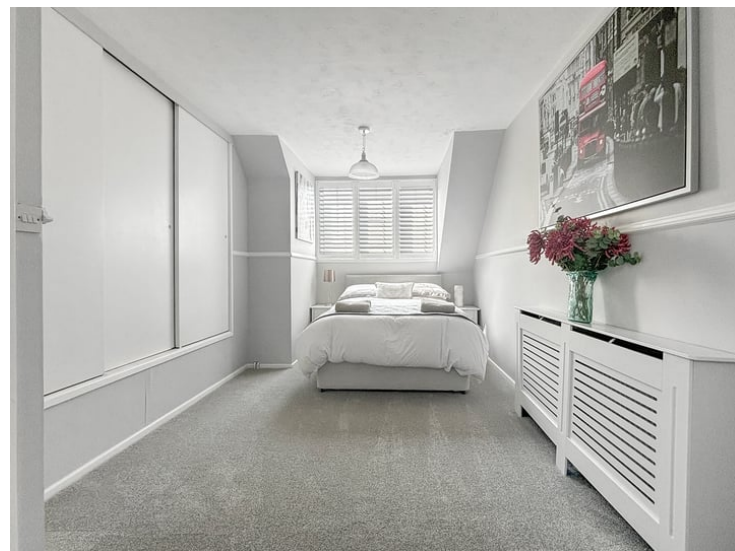
18' 5" x 12' 08" (5.61m x 3.86m) L shaped lounge with double glazed window to front, and side, bespoke shutters, radiator, gas fire place with granite hearth.

## 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 wall, 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, eves storage.

## Bedroom Three

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

## Off Road Parking

### Off road parking & Tandem Garage

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

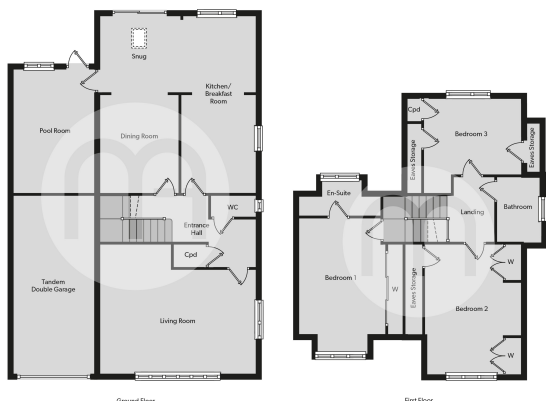
## Rear Garden



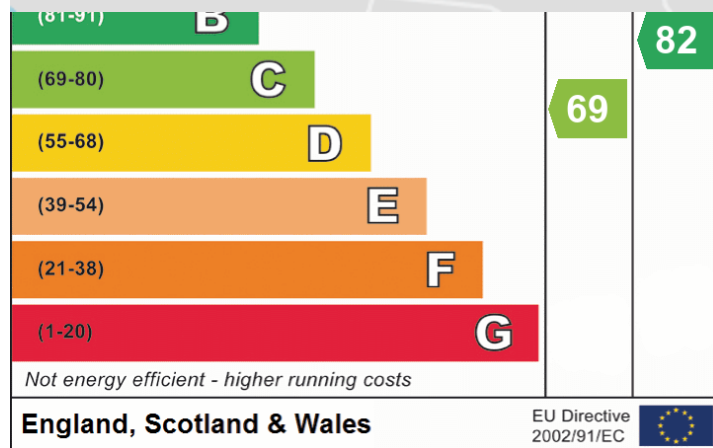
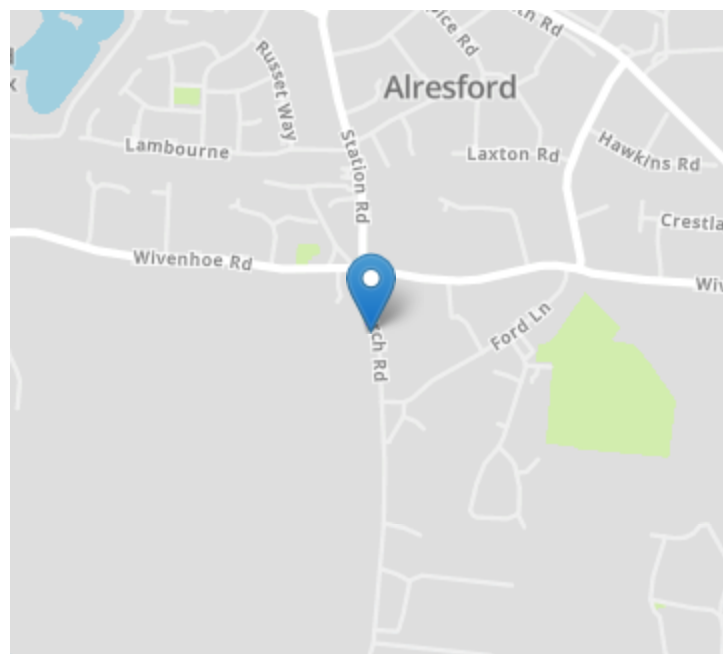
A well maintained rear garden mainly laid to lawn, a generous patio wrapping around the heated swimming pool, pergola sitting area with the remainder laid to lawn, retained by fencing and gated side access.

# 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.