



- Generous Plot
- Off Road Parking
- Garage
- Four Bedrooms
- En-Suite & Bathroom
- Utility & Cloakroom
- Village Location
- Large Garden

1 Pippin Way, Alresford, Colchester, Essex. CO7 8FL.

GUIDE PRICE £450,000 to £475,000 Sitting in a generous plot is this modern Taylor Wimpey built four bedroom detached home just minutes away from the station and local shops. Offering lots of potential is this family home with four bedrooms, en-suite, family bathroom, living room, kitchen/diner, utility room, ground floor cloakroom, large garden, garage and parking. situated in Alresford a small village to the east of Colchester City with ample local facilities, good local pub and school and countryside walks on the doorstep.



Property Details.

Ground Floor

Entrance Hall

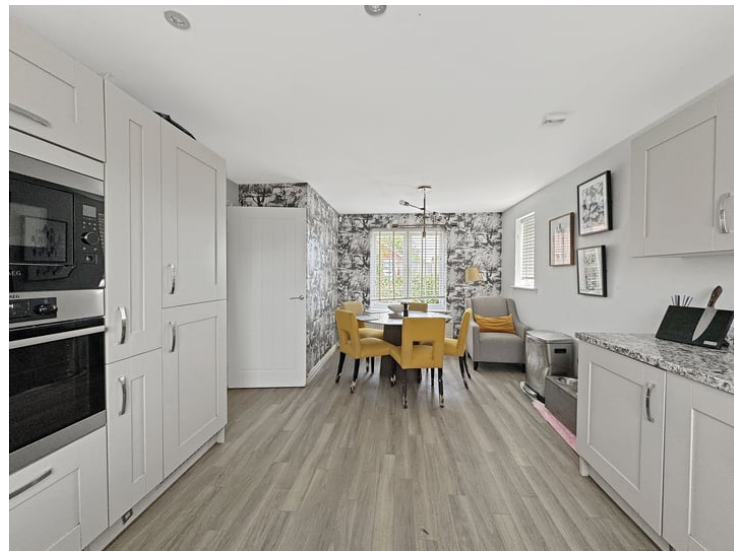
With stairs to first floor, storage cupboard under and doors to.

Living Room



19' 7" x 11' 3" (5.97m x 3.43m) Windows to front and side, French doors to rear, wood effect flooring.

Kitchen/Diner



19' 9" x 11' 11" (6.02m x 3.63m) Window to front and rear, open to utility room, a range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, integrated dishwasher, fridge/freezer, oven , combi and hob.

Utility Room

6' 6" x 0' 8" (1.98m x 0.20m) With door to rear garden, fitted units and spaces for appliances.

Ground Floor Cloakroom

Close coupled WC, wash hand basin, half tiled walls.

First Floor

Landing

Airing cupboard, loft access and doors to.

Property Details.

Bedroom



11' 11" x 9' 9" (3.63m x 2.97m) Window to rear, fitted wardrobes and door to.

En-Suite

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

Bedroom



11' 8" x 11' 0" (3.56m x 3.35m) Window to front, fitted wardrobe.

Bedroom

10' 2" x 8' 4" (3.10m x 2.54m) Window to rear.

Bedroom

10' 1" x 9' 7" (3.07m x 2.92m) Window to front, fitted wardrobe.

Bathroom



Obscure window to rear, panel bath with shower screen over, close coupled WC, wash hand basin, heated towel rail.

Outside

Rear Garden



Rear garden mainly laid to lawn and enclosed by panel fencing, gated side access, patio area.

Front Garden

Mainly laid to lawn.

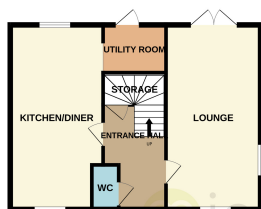
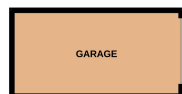
Garage And Parking

Up and over door to front, personal door to rear, leading to pathway.

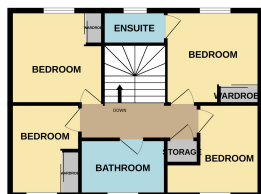
Property Details.

Floorplans

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



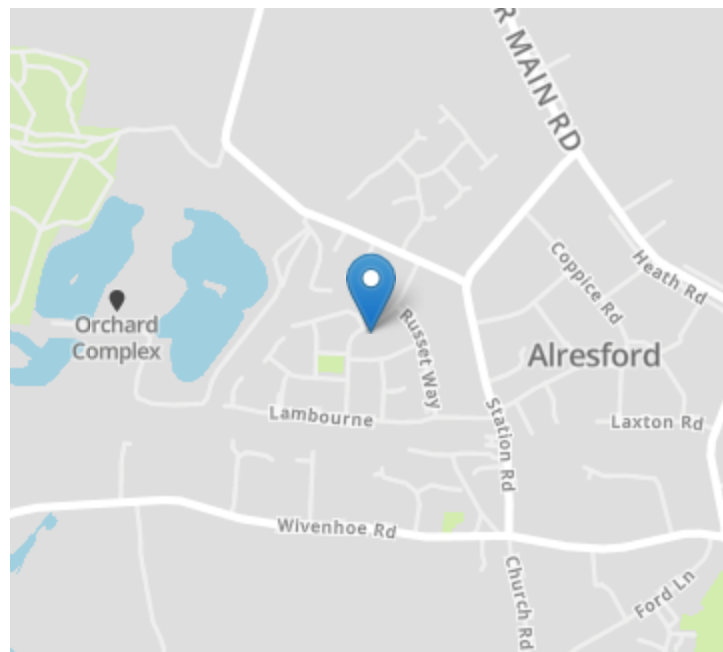
1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.