



- Detached Family home
- Four Bedrooms
- Kitchen/ Dining Room
- NHBC Warranty Remaining
- Garage & Off Road Parking
- Living Room With Shutters
- Amtico Flooring To The Ground Floor
- Sought After Development
- Walking Distance of Alresford Train Station
- En Suite, Family Bathroom & Downstairs Cloakroom

6 Rubens Close, Alresford, Colchester, Essex. CO7 8FP.

A beautifully presented four bedroom detached home in this sought after Cockaynes Lane development of Alresford at just 4 years old this home is immaculate and has had upgraded Amtico flooring, shutters and wardrobes fitted. Highlights include living room, ground floor cloakroom, kitchen/dining room, four generous first floor bedrooms, en-suite to master, family bathroom, generous rear garden along with garage and parking. Please call for further details.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, understairs storage, radiator.

Living Room



19' 10" x 11' 03" (6.05m x 3.43m) Double glazed window to side and French doors to rear with fitted shutters, two radiators.

Kitchen



19' 08" x 11' 09" (5.99m x 3.58m) Double glazed windows to side, radiator, inset lights, ceiling extractor fan, fitted kitchen including white gloss kitchen units, laminate worktop, stainless steel sink with right hand drainer, integrated AEG double oven, fridge/freezer, gas hob, pull out larder unit, dish washer.

Utility Room

5' 03" x 3' 02" (1.60m x 0.97m) Fitted gloss units, laminate worktop, space for washing machine and tumble dryer.

WC

Fitted WC, wash hand basin, tiled splash back, ceiling fan.

First Floor

Bedroom



11' 08" x 11' 06" (3.56m x 3.51m) Double glazed window to side

En Suite



6' 07" x 4' 10" (2.01m x 1.47m) Towel radiator, part tiled walls, low level WC, wash hand basin, shower enclosed.

Property Details.

Bedroom



12' 04" x 9' 10" (3.76m x 3.00m) Double glazed window to side, radiator, wardrobes.

Bedroom



10' 11" x 9' 11" (3.33m x 3.02m) Double glazed to front and side, radiator, fitted wardrobes.

Bedroom

10' 03" x 8' 4" (3.12m x 2.54m) Double glazed window to front, radiator.

Family Bathroom



Double glazed obscure window to front, radiator, panelled bath, low level WC, wash hand basin

Outside

Garage & Off Road Parking

Off road parking, leading to garage with up & over door and power.

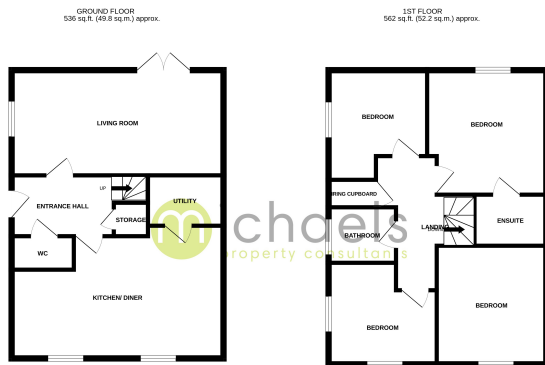
Rear Garden



Mainly laid to lawn this well maintained garden has a patio area, mature shrubs and retained by fencing.

Property Details.

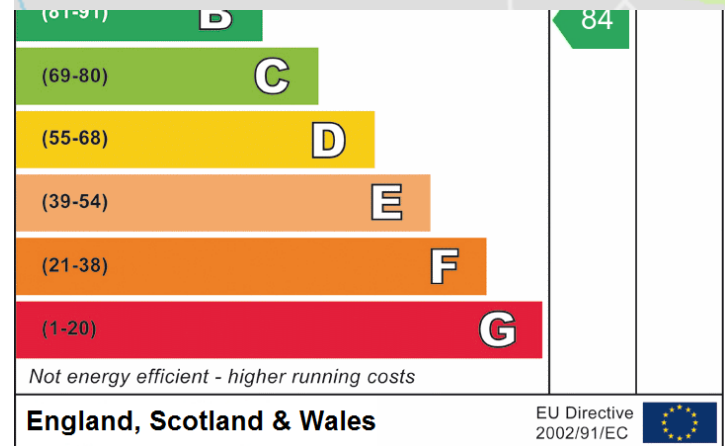
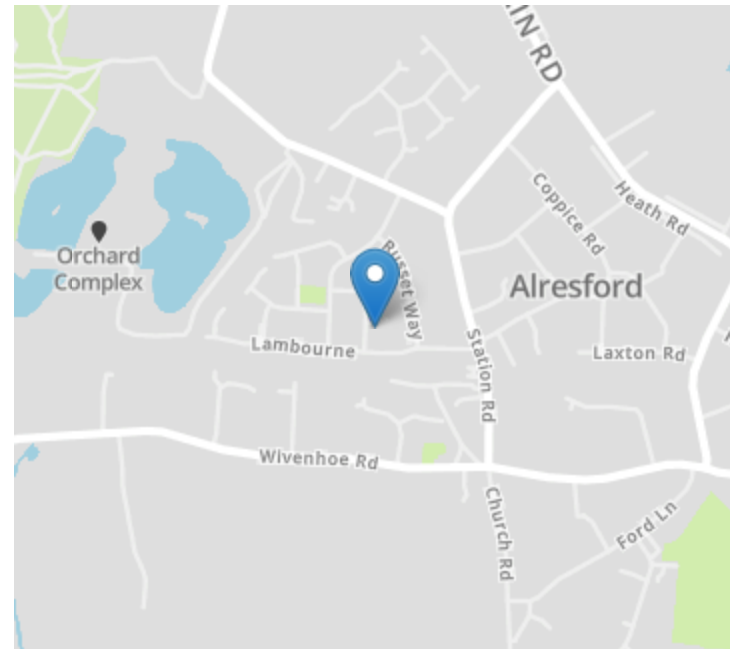
Floorplans



TOTAL FLOOR AREA: 1098 sq.ft. (101.5 sq.m.) approx.

These plans are intended to give a general impression of the property. They do not constitute an offer of any specific property and are not intended to be relied upon for any specific purpose. The plans are for general guidance only and should not be used as a basis for any purchase. The plans are for general guidance only and should not be used as a basis for any purchase. The plans are for general guidance only and should not be used as a basis for any purchase.

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.