



- Well Presented And Maintained Throughout
- Upgraded And Improved By The Current Owners
- Off Road Parking
- Three Bedroom Semi Detached House
- Ground Floor Cloak Room & Family Bathroom
- Utility Room
- Close To Station And Schools

16 Elm Close, Alresford, Colchester, Essex. CO7 8EE.

This extended and well presented three bedroom semi-detached house is situated in the popular Village of Alresford. Just to east of Colchester town and offering train station, local shops, countryside walks and local pub. The current owners have adapted the house and created a fantastic family space. Its in good condition throughout and this excellent home offers three good sized bedrooms, spacious living room, modern kitchen, cloakroom and family room which is currently being used as a games room, bathroom, spacious front and rear outdoor space, out building which is perfect for storage, and off road parking. Viewings are Strongly advised.



Property Details.

Ground Floor

Hallway

5' 2" x 10' 10" (1.57m x 3.30m) Radiator and doors to;

Living room



16' 5" x 13' 10" (5.00m x 4.22m) Windows to front, radiators.

Dining Room



8' 11" x 14' 1" (2.72m x 4.29m) Radiator, access to under stairs storage, opening into kitchen.

Kitchen



10' 1" x 9' 6" (3.07m x 2.90m) Window to rear, range of eye and low level fitted units with work surface over, inset sink, eye level oven and grill with separate electric hob with extractor over, integrated dishwasher, inset spot lighting and opening to;

Utility room

4' 0" x 10' 1" (1.22m x 3.07m) door to, Work surface with space for washing machine and tumble dryer under and space for fridge freezer.

Office/Study/Games Room



20' 11" x 10' 10" (6.38m x 3.30m) Windows to side, bi folding doors to rear, radiator.

Cloakroom

Radiator, wash hand basin and W/C.

First Floor

Landing

Loft access and doors to;

Property Details.

Bedroom One



12' 3" x 13' 11" (3.73m x 4.24m) Window to front and radiator.

Bedroom Two



13' 11" x 10' 9" (4.24m x 3.28m) Window to rear and radiator.

Bedroom Three



10' 7" x 9' 5" (3.23m x 2.87m) Window to side, radiator and built in storage cupboard.

Bathroom



Window to side, inset spot lighting, heated towel rail, fully tiled suit, double shower cubicle, wash hand basin, panelled bath and W/C.

Outside

Garden

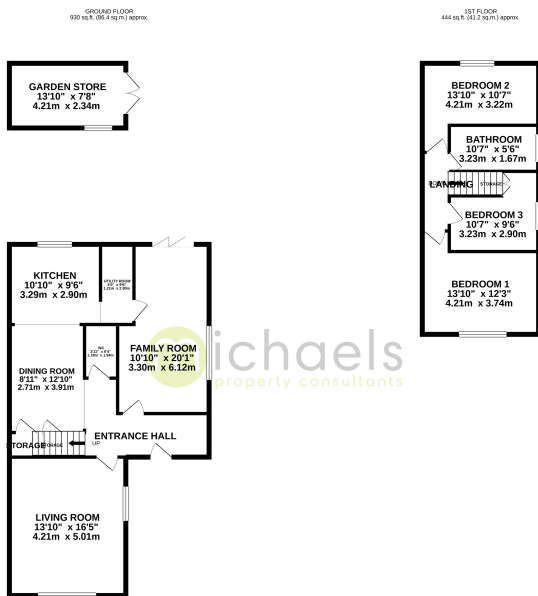


Outside there is a reasonable sized garden , it is predominately laid to lawn , with an area which has been slabbed to create a patio area. There is side access via a side gate connecting the front to the rear. There is also a out building with double doors which is perfect for storage or can be changed into a functional room I.E a home office games room etc.

To the front of the property there is off road parking for several vehicles.

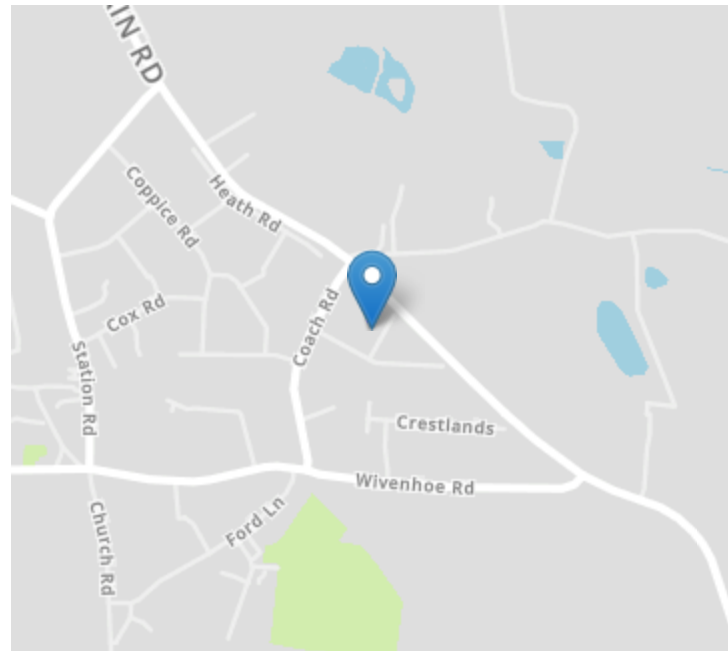
Property Details.

Floorplans



TOTAL FLOOR AREA: 1373 sq ft (127.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, areas and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information only and should not be used as a basis for any purchase or purchase. The accuracy of the measurements and any other items is not guaranteed. Please refer to the actual property for details. Measurements are for information only and should not be used as a basis for any purchase or purchase. © 2022

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.