



- Three Bedrooms
- En Suite, Family Bathroom, Ground Floor Cloakroom
- Lounge
- Kitchen /Diner
- Off Road Parking & Garage
- Field Views
- Generous Rear Garden
- Warranty Remaining
- Walking Distance Of Alresford Train Station

### 33 Woodford Walk, Alresford, Colchester, Essex. CO7 8FN.

A wonderful family home built by Taylor-Wimpey, this property will suit a family. This beautiful three bedroom semi detached house is located within walking distance of Alresford Primary School and Train Station with fast links to London Liverpool Street Station. The central entrance hallway leads to the living room opening through double doors to the garden, a kitchen/dining room storage and a guest cloakroom completes the ground floor layout. Upstairs, the master bedroom has an en suite shower room, two further bedrooms and a family bathroom. Block paved driveway leading to the garage and a substantial rear garden. In order to fully appreciate everything this home has to offer please do not hesitate to call us now to arrange your viewing.





# Property Details.

## Ground Floor

### Entrance Hall

Front door, storage cupboard, stairs to first floor.

### Cloakroom

Low level WC, wash hand basin, tiled splash back.

### Lounge



5.16m x 3.02m (16' 11" x 9' 11") Double glazed window to front, French doors to side, radiator.

### Kitchen/Diner



16' 8" x 9' 11" (5.08m x 3.02m) Double glazed windows to front and side, radiator, inset spot lights, modern fitted kitchen including a range of base units/draws, wall units, laminate worktop, integrated stainless steel sink, gas hob, AEG oven, over head cooker hood, integrated dish washer, washing machine, fridge, open plan onto the dining room.

## First Floor

### Landing

Loft access, radiator.

### Bedroom



3.81m x 3.09m (12' 6" x 10' 2") Double glazed windows to side and rear, radiator.

### En Suite



Low level WC, wash hand basin, shower cubicle, part tiled walls, Inset lights, ceiling fan, towel rail.

# Property Details.

## Bedroom



3m x 1.23m (9' 10" x 4' 0") Double glazed windows to front and side, radiator.

## Bedroom



3.12m x 2.15m (10' 3" x 7' 1") Double glazed window to front, radiator, currently used as an office.

## Family Bathroom



2.14m x 1.77m (7' 0" x 5' 10") Double glazed obscured window to front, low level WC, wash hand basin, paneled bath, tiled walls.

## Outside

### Off Road Parking & Garage

Off road parking via the block paved driveway, garage with up & over door,

### Rear Garden

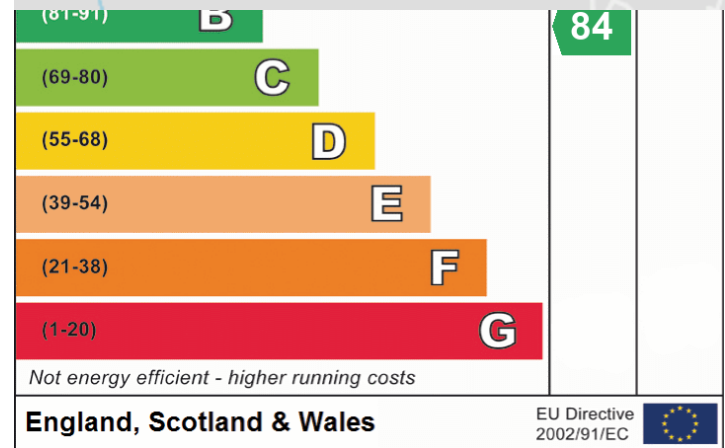
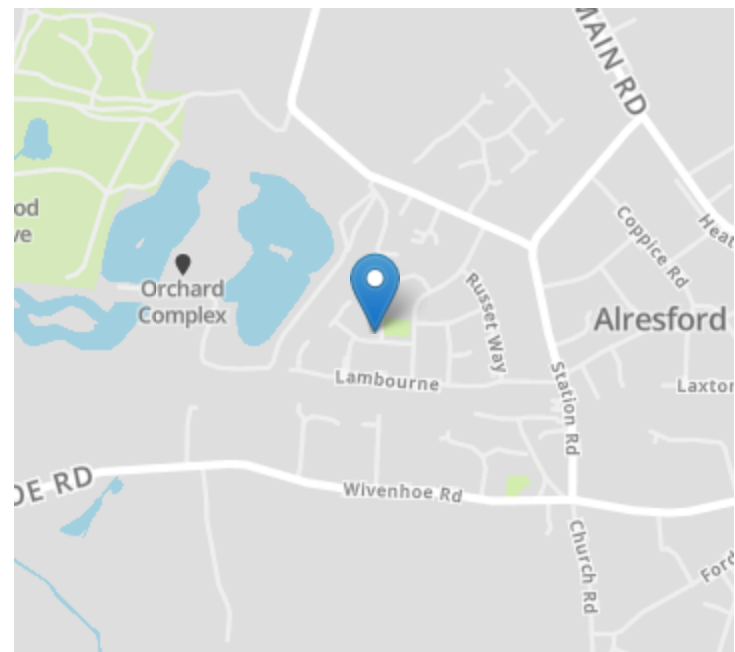


Patio area with the remainder of the generous garden laid to lawn, retained by fencing, access to garage.

# 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.