



- Detached Three Bedroom Bungalow
- Loft Conversion
- Dressing Room
- Off Road Parking
- Two Out Buildings Currently Used As Gym & Yoga Room
- Modern Kitchen
- Open Plan Kitchen/Diner
- Gas Central Heating & Double Glazing
- Ground Floor Bathroom & WC
- Walking distance of Alresford Train Station

### 35 Station Road, Alresford, Colchester, Essex. CO7 8BU.

A charming well presented detached bungalow in the popular Village of Alresford offering Station access within minutes walk, good local pub, countryside walks and shops on the doorstep. The property has previously been modernised throughout to a lovely standard. Highlights include three bedrooms, modern bathroom and kitchen, spacious lounge/ diner, rear garden with two outbuildings which could be used as a home office however currently used as a gym and yoga studio. Call the sales team today to arrange your viewing appointment on

01206 820 999 



# Property Details.

## Ground Floor

### Hallway

18' 01" x 3' 03" (5.51m x 0.99m) UPVC front door opening onto hallway, wall mounted smoke alarm, radiator, stairs to first floor, under stairs storage, doors leading to:

### Ground Floor Bedroom Two



11' 5" x 10' 2" (3.48m x 3.10m) Double glazed window to front, radiator, space for bedroom furniture.

### Ground Floor Bedroom Three



12' 01" x 11' 05" (3.68m x 3.48m) Double glazed window to front, radiator, space for bedroom furniture.

### WC

4' 0" x 2' 09" (1.22m x 0.84m) Tiled floor, low level WC, wall mounted basin, tiled splash back.

## Family Bathroom



6' 07" x 5' 06" (2.01m x 1.68m) Double glazed obscured window to side, radiator, inset spot lights, towel rail, extractor fan, tiled walls, vanity unit with built in WC, bath with shower screen and over head shower.

## Kitchen



13' 10" x 9' 05" (4.22m x 2.87m) Double glazed window to rear, vertical radiator, fitted modern grey gloss kitchen including a range of wall and base units, laminate work surface, breakfast bar, integrated stainless steel sink, double oven, microwave, gas hob over head extractor fan, fridge, pantry storage cupboard.

# Property Details.

## Lounge / Diner



19' 9" x 11' 05" (6.02m x 3.48m) Double glazed windows to side, UPVC French doors opening onto the rear garden, open plan onto the kitchen.

## First Floor

### Bedroom One



12' 11" x 11' 7" (3.94m x 3.53m) Sky light, inset spot lights, wardrobe with three doors, space for ample bedroom furniture.

## Dressing Room



13' 11" x 9' 0" (4.24m x 2.74m) Sky light, wardrobe with 3 doors, eves storage, inset spot lights, currently used as a bedroom.

## Outside

### Driveway

Off road parking to the front via the stoned driveway, retained by fencing and shrubs, side access leading to the rear garden.

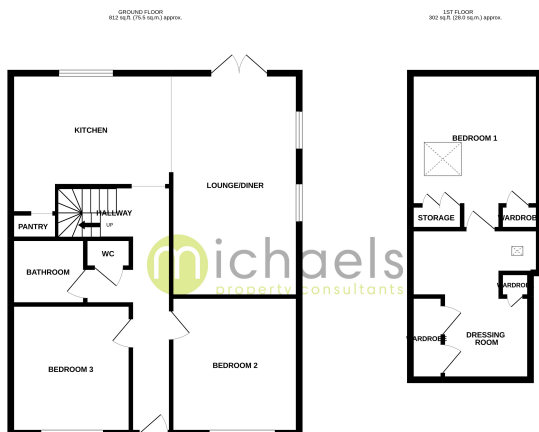
### Rear Garden



The rear garden includes two generous outbuildings that are currently used as a gym, this building has double glazed windows, aircon, alarm system and lighting. The other outbuilding is currently used as a yoga studio which also has UPVC windows. Both outbuildings are very versatile. The remainder of the garden includes a decking area as you step out from the French Doors, lawn, summer house, privacy fencing and hedges, double door gated side access.

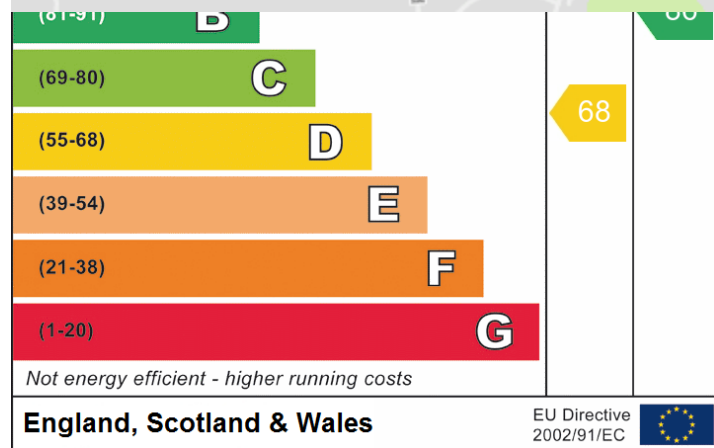
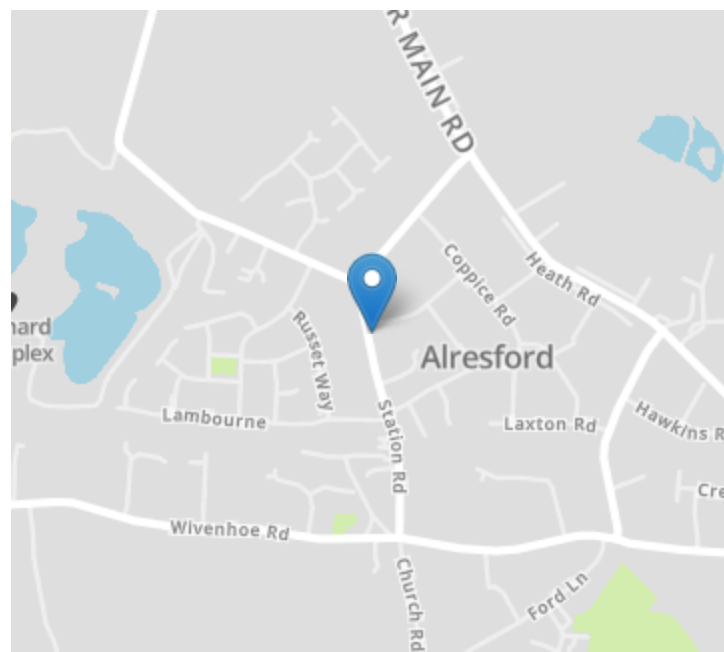
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1114 sq ft (103.4 sq m) approx.  
While every effort has been made to ensure the accuracy of the information contained herein, the accuracy of which is not guaranteed. The plans are for general guidance only and should be used as a guide only. The information is provided for general information only and should not be relied upon for any specific purpose. The agent accepts no liability for any loss or damage caused by reliance on the information. Made with Planner 5D

## 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.