



- Town House
- Three Bedrooms
- Potential To Create 4th Bedroom
- En Suite, Family Bathroom, Ground Floor & WC
- Off Road Parking
- West Facing Garden
- Warranty Remaining
- Gas Central Heating & Double Glazing

## 22 Pippin Way, Alresford, Colchester, Essex. CO7 8FL.

A charming town house positioned in the popular village of Alresford with easy access to local countryside walks, as well also under a 5 minute walk to the train station with links to London Liverpool Street. The accommodation offers great living space and has the option to become a four bedroom property. Highlights include three bedrooms, en suite, family bathroom and WC, kitchen/diner, office space, flexible accommodation over three levels, west facing rear garden with access to the driveway. Early viewing fully advised to fully appreciate what the property has to offer.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiators, storage cupboard, stairs to first floor with under stairs storage, doors leading to:

### Cloakroom

Wall mounted ceiling extractor fan, wash hand pedestal basin with tiled splash back and low level WC.

### Living Room



15' 09" x 12' 03" (4.80m x 3.73m) Double glazed French doors to rear and window, radiator, open plan living space with views onto the garden.

### Kitchen



11' 2" x 8' 11" (3.40m x 2.72m) Double glazed window to front, ceiling extractor fan, range wall and base units with stainless steel sink with left hand drainer, tiled splash back, AEG double oven, gas hob cooker hood, space for fridge freezer, washing machine slim line dish washer, and breakfast bar.

## First Floor

### Bedroom Two



15' 09" x 11' 01" (4.80m x 3.38m) Double glazed windows to rear, radiator, potential to be split into two bedrooms.

### Bedroom Three



9' 5" x 8' 05" (2.87m x 2.57m) Double glazed window to front, radiator.

# Property Details.

## Family Bathroom



Ceiling extractor fan, white suite include low level WC, wash hand pedestal basin, paneled bath with over head shower attachment, tiled splash back.

## En Suite



Ceiling extractor fan, radiator, Velux window to rear, shower cubicle, tiled splash back low level WC.

## Second Floor

### Landing Entrance

Stairs to second floor, landing space with window to front, currently being used as study.

### Bedroom One



20' 03" x 10' 11" (6.17m x 3.33m) Double glazed window to front, Velux window to rear, wall lights and radiator.

## Outside

### Driveway

Off road parking to the side of the property with access to the side garden.

### Garden



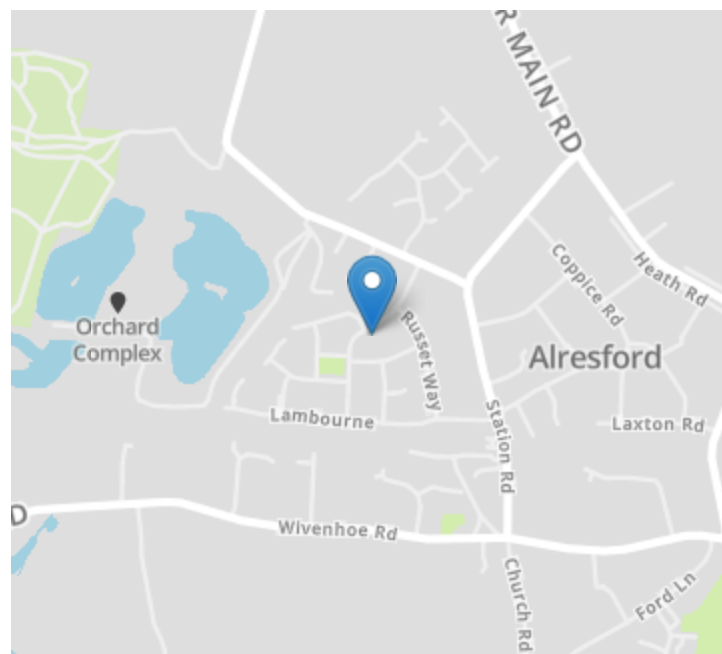
Patio area with the remainder laid to lawn enclosed by fencing.

# Property Details.

## Floorplans



## 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.