



- Detached Family Home
- Four Double Bedrooms
- En Suite, Family Bathroom & Cloakroom
- Garage & Parking
- Gas Central & Double Glazing
- Warranty Remaining
- Stunning Views

## 7 Jefferson Way, Alresford, Colchester, Essex. CO7 8GN.

A stylish and contemporary detached modern family home in a fantastic position. Located in the popular village of Alresford is this spacious property close by to local shops, countryside walks and train station with links to London Liverpool Street. Highlights include New Build Warranty, four bedrooms, two generous reception rooms, en-suite, WC, and family bathroom, stylish 23ft fitted kitchen/snug benefiting from AEG appliances and granite worktops, garage and off road parking and generous rear garden with newly laid decking. Early viewings highly advised to fully appreciate the position of the property. \*\*Guide Price £500,000 - £530,000\*\*



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator and stairs to:

### Lounge



15' 2" x 14' 10" (4.62m x 4.52m) Double glazed window to front, French door to rear and two radiators.

### Dining Room



11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to front and side, radiator.

### WC

Double glazed obscure window, low level WC, wash hand basin and radiator.

## Kitchen/Snug



22' 05" x 11' 03" (6.83m x 3.43m) Double glazed windows to sides and French doors to to garden, storage cupboard, radiator, inset spotlights, fitted kitchen including a range of wall and base gloss units, granite worktop, integrated AEG gas hob, over head fan, double oven, fridge freezer and dishwasher, breakfast bar, inset sink with drainer grooves, open plan onto the snug.

## First Floor

### Landing

Double glazed window to rear, loft access, radiator, doors leading to:

### Bedroom One



12' 04" x 11' 3" (3.76m x 3.43m) Turning to 7' 04" x 5' 10" (2.24m x 1.78m) Double glazed windows to sides, radiator, door to:

# Property Details.

## En Suite



7' 3" x 5' 2" (2.21m x 1.57m) Double glazed obscure window to side, inset spot lights, towel rail, shower with tiled splash back, part tiled walls, low level WC, wash hand basin.

## Bedroom Two



14' 10" x 10' 6" (4.52m x 3.20m) Double glazed windows to front and rear, radiator.

## Bedroom Three



11' 6" x 8' 09" (3.51m x 2.67m) Double glazed window to front, radiator, fitted storage.

## Bedroom Four

11' 11" x 1' 3" (3.63m x 0.38m) Double glazed window to front, radiator, fitted wardrobe.

## Family Bathroom



Obscure window to side, towel rail, part tiled walls, low level WC, pedestal wash hand basin, panel bath, over head shower, tiled splashback, part tiled walls.

## Outside

### Garage & Off Road Parking

Off road parking via the tarmac driveway, leading to up and over door garage door, garage with power and light and a further garden store/shed created by the current owner.

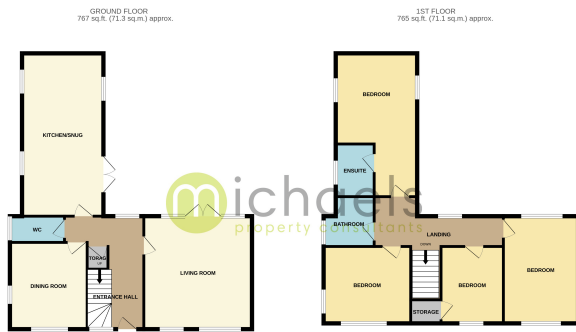
### Rear Garden



A mature rear garden mainly laid to lawn, newly laid decking and shingle BBQ area.

# Property Details.

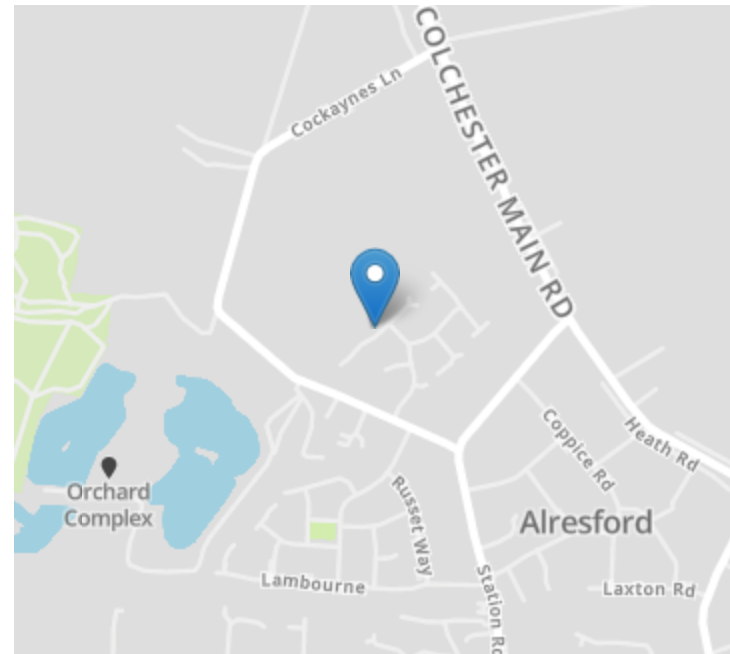
## Floorplans



TOTAL FLOOR AREA: 1553 sq.ft. (142.6 sq.m.) approx.

We have carried out a visual inspection of the property and the information contained herein is based on the information provided to us by the seller. We do not guarantee the accuracy of the information and do not accept any liability for any loss or damage arising from its use. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service.

## 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.