



- Village Location
- Detached House
- Over 1500sqft
- Four Bedrooms
- Garage And Parking
- Kitchen/Family Room
- Two Reception Rooms
- NHBC Guarantee Remaining

### 5 Victoria Avenue, Alresford, Colchester, Essex. CO7 8GL.

A beautifully presented and improved four bedroom detached home in this sought after Mews position within the Cockaynes Lane development of Alresford at just 2 years old this home is immaculate and has been upgraded decoratively throughout. Highlights include living room, playroom/study, ground floor cloakroom, 20' kitchen/dining/family room, four generous first floor bedrooms, en-suite to master, family bathroom, great garden, garage and parking. Please call for further details.





# Property Details.

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor, window to front, wood effect flooring, half panelled walls, storage cupboard, radiator and doors to.

### Living Room



15' 0" x 14' 10" (4.57m x 4.52m) Two windows to front, radiator, French doors to rear, feature wall with media and TV inset.

### Playroom/Study



11' 3" x 10' 1" (3.43m x 3.07m) Windows to front and side, radiator.

### Cloakroom

Obscure window to side, close coupled WC, pedestal wash hand basin, radiator.

## Kitchen/Dining/Family Room



22' 5" x 11' 3" (6.83m x 3.43m) Two windows to front, window to rear, French doors to rear, wood effect flooring, radiator, meter cupboard, a stylish range of handleless units with worktops over, inset sink and drainer, inset hob with painted glass splashback and extractor over, breakfast bar, integrated fridge/freezer, integrated dishwasher, integrated washing machine, matching eye level units.

## First Floor

### Landing

Loft access, airing cupboard and doors to.

### Bedroom



20' 0" > 12'5 x 11' 3" (6.10m > 3.79m x 3.43m) Windows to front and rear, radiator, door to en-suite.

### En-Suite

Obscure window to side, shower cubicle, close coupled WC, pedestal wash hand basin, heated towel rail.

# Property Details.

## Bedroom



15' 0" x 10' 1" (4.57m x 3.07m) Windows to front and rear, radiator.

## Bedroom



10' 1" x 9' 9" (3.07m x 2.97m) Windows to front and side, radiator.

## Bedroom

11' 6" x 8' 10" (3.51m x 2.69m) Window to front, fitted cupboard and radiator.

## Bathroom



Obscure window to side, panel bath with shower and screen over, close coupled WC, pedestal wash hand basin, heated towel rail.

## Outside

### Gardens



Mainly laid to lawn with extended patio area, gated side access, retained by fencing and walling, door to garage.

### Garage And Parking

Up and over door to front, power and light connected, door to garden, parking space in front and additional parking space adjacent.



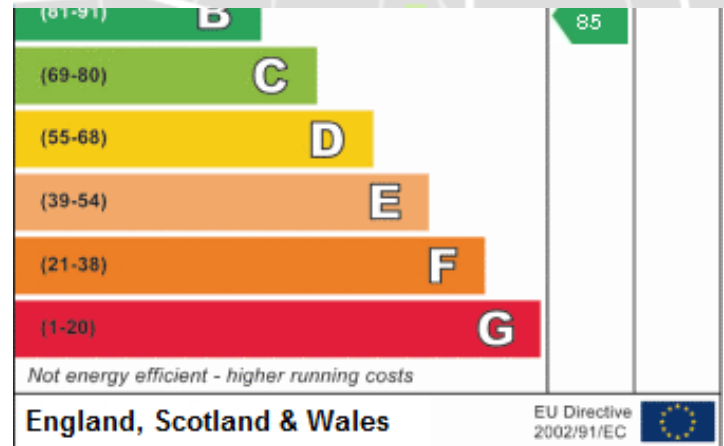
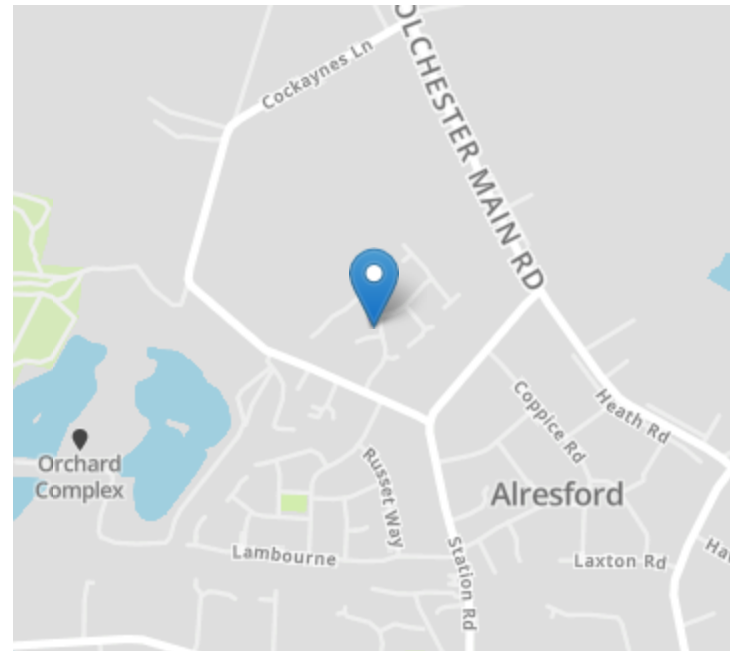
# Property Details.

## Floorplans

4 BEDROOM HOME, TOTAL 1,549 sq ft / 143.90m<sup>2</sup>



## 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.