



- Extended & Modernised To An Exceptional Standard
- Three Double Bedrooms
- Ground Floor Cloak Room & Family Bathroom
- Office Space
- Open Living
- Low Maintenance Garden
- Quiet Cul De Sac Location
- Walking Distance Of Railway Station
- Close To Schools & Shops

## 32 Poplars Close, Alresford, Colchester, Essex. CO7 8BH.

This immaculate and beautifully presented throughout semi detached family home tucked away at the end of a cul-de-sac. Located in the popular village of Alresford this beautiful family home is within easy reach of train station, countryside walks, good local shops and a charming village pub. The current owners have extended and upgraded the house extensively so that it now offers a fabulous open plan living room, dining room and kitchen. Further attributes include a ground floor cloakroom, home office, three double bedrooms, family bathroom, off road parking and a low maintenance stylish rear garden. To fully appreciate everything this home has to offer call us now to arrange your viewing.



# Property Details.

## Ground floor

### Porch

4' 10" x 5' 1" (1.47m x 1.55m) Window to front, radiator, tiled flooring, door into;

### Living Room



12' 4" x 15' 8" (3.76m x 4.78m) Window to front, radiator, tiled flooring, inset electric fire place with space for a wall mounted TV, stairs leading to first floor, opening to;

### Dining Room



8' 4" x 9' 5" (2.54m x 2.87m) Window to front, radiator, tiled flooring, door to and reopening through to the kitchen;

## Kitchen



12' 3" x 8' 10" (3.73m x 2.69m) Window and single patio door to rear, tiled flooring, range of eye and low level fitted units with work surface over, inset spot lighting, space for free standing fridge freezer, space for washing machine, built in single oven with electric hob and extractor over, inset sink, tiled splashbacks.

## Home Office

13' 9" x 7' 4" (4.19m x 2.24m) Windows and double patio doors to rear, radiator, fixed wall mounted storage cupboards and door to;

## Cloakroom

Extractor fan, W/C, wash hand basin.

## First Floor

### Landing

7' 3" x 6' 1" (2.21m x 1.85m) Window to front, radiator, space for free standing wardrobes, loft access and doors to;

# Property Details.

## Bedroom One



12' 4" x 9' 0" (3.76m x 2.74m) Window to rear, radiator, built in wardrobes.

## Bedroom Two



7' 3" x 14' 9" (2.21m x 4.50m) Window to rear, radiator access to built in wardrobe.

## Bedroom Three



12' 4" x 7' 2" (3.76m x 2.18m) Window to front, radiator.

## Bathroom



Extractor fan, fully tiled suite, panelled bath with shower head over, W/C, wash hand basin and heated towel rail.

## Outside

### Garden



A stunning garden enclosed by fencing and being mainly artificial grass, however there is a section of the garden which has been slabbed creating an attractive patio area.

