



- Two Bedrooms
- Modern Living Accommodation
- Off Road Parking
- First Floor Bathroom & Downstairs WC
- NHBC Guarantee Remaining
- Well Stocked Rear Garden
- Sought After Area
- Walking distance of Alresford Train Station

**11 St Andrews Close, Alresford,  
Colchester, Essex. CO7 8BL.**

A charming modern semi detached family home positioned on the popular St Andrews Development, built by renowned builders Bennett Homes. Highlights include two double bedrooms, first floor bathroom, ground floor cloakroom, kitchen, living room, rear garden, off road parking to the front. Positioned within walking distance of Alresford train station, schooling and local amenities.





# Property Details.

## Ground Floor

### Entrance Hall

13' 07" x 3' 06" (4.14m x 1.07m) Composite front door, radiator,

### Kitchen



12' 09" x 7' 11" (3.89m x 2.41m) Double glazed window to front, radiator, inset spot lights, tiled floor, modern fitted kitchen including a range gloss units, and draws, laminate wood effect worktop, integrated gas hob, over head cooker hood, cooker, dish washer, space for washing machine and fridge/freezer.

## Living Room



15' 0" x 9' 09" (4.57m x 2.97m) Double glazed window and French doors to rear, radiator, under stairs stairs storage cupboard, views onto the rear garden.

## First Floor

### Landing

7' 06" x 6' 06" (2.29m x 1.98m) Loft access, radiator, doors leading to:

# Property Details.

## Bedroom



15' 0" x 9' 0" (4.57m x 2.74m) Two double glazed windows to front, built in wardrobes and storage cupboard, radiator.

## Bedroom



11' 02" x 8' 02" (3.40m x 2.49m) Double glazed window to rear, radiator.

## Family Bathroom



6' 06" x 5' 09" (1.98m x 1.75m) Double glazed obscured window to rear, inset spot lights, vanity unit, low level WC, wash hand basin, panell bath with over head shower.

## Outside

### Garden



Improved by the current owner a beautiful well maintained, rear garden, benefiting from raised planter, patio area, space for play area with the remainder of the garden laid to lawn, retained by privacy fencing and side gate to rear.

### Off Road Parking

Allocated off road parking spaces for two vehicles to the front via the block paved driveway.

