

# £290,000



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

# 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

 $7^{\circ}\,06^{\circ}$  x  $6^{\circ}\,06^{\circ}$  (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, radaitor.

# **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, panelled bath with over head shower.

## Outside

## Garden



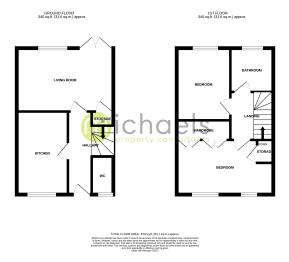
Improved by the current owner a beautiful well maintained, rear garden, benefiting from raised planter, patio area, space for play area with the reminder of the garden laid to lawn, retained by privacy fencing and side gate to rear.

## **Off Road Parking**

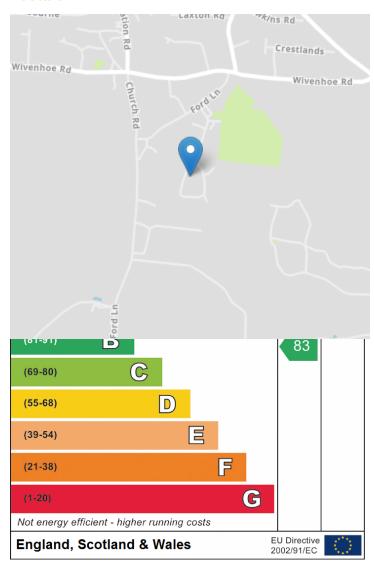
Allocated off road parking spaces for two vehicles to the front via the block paved driveway.

# Property Details.

# **Floorplans**



## 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.

