



- Train Station Access
- Fast Links To London Liverpool Street
- Popular Village Pub
- Fantastic Schooling
- Bus Route & Local Shop Near By
- Nestled In a Private Position
- Double Garage & Driveway
- Ground Floor Cloak Room & Family Bathroom
- Four Bedroom Detached Family Home

### 3 Conifer Close, Alresford, Colchester, Essex. CO7 8AW.

**\*\*GUIDE PRICE £400,000 - £420,000\*\*** This stylish and contemporary detached house offers spacious living accommodation and is nestled in the corner of a private road. This stunning family home is located just minutes from Alresford's train station with links to London Liverpool Street, local shops, amenities and a fabulous local public house. The deceptively spacious property boasts a study, bright living room with a feature log burner and handsome brick fireplace, it then opens into a separate dining room, modern kitchen with breakfast bar. There is space for an American fridge/freezer, along with built in dishwasher plus further appliance's. The ground floor also benefits from a utility area and ground floor cloakroom.



# Property Details.

## Ground Floor

### Porch

Tiled floor, double glazed door to:

### Hallway

Stairs to first floor, radiator and doors to:

### Cloakroom

Double glazed obscure window to side, low level WC, wash basin, radiator.

### Kitchen



11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window to side, inset spotlights, tiled floor, fitted kitchen comprising; work surfacing with drawers and cupboards below, range of wall mounted units, inset induction hob, extractor fan above, inset one and a half bowl single drainer sink, integrated dishwasher, built-in double oven, space for fridge/freezer to remain (STN) breakfast bar, archway leading through to:

### Utility

7' 10" x 5' 7" (2.39m x 1.7m) Double glazed window to front, double glazed door to side lobby, wall mounted units, work top with inset butler sink, plumbing for washing machine, radiator.

### Side Lobby

Tiled floor, double glazed door to side.

## Living room



15' 11" x 12' 3" (4.85m x 3.73m) Double glazed French doors to rear, double glazed window to side, log burner, radiator, archway leading through to:

## Dining Room



10' 10" x 10' 8" (3.3m x 3.25m) Double glazed French doors to side, double glazed window to rear, radiator.

## Study

9' 9" x 7' 5" (2.97m x 2.26m) Double glazed window to side, radiator.

## First Floor

### Landing

Double glazed window to side, loft hatch, airing cupboard.

# Property Details.

## Master Bedroom



13' 11" to wardrobe x 9' 4" (4.24m x 2.84m) Double glazed window to rear, fitted wardrobe, radiator.

## En suite

Shower cubicle, wash basin and WC, heated towel rail, double glazed obscure window to side, tiled floor.

## Bedroom Two



11' 0" x 9' 4" (3.35m x 2.84m) Double glazed window to rear, radiator.

## Bedroom Three

10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to side, radiator.

## Bedroom Four

9' 5" x 6' 7" (2.87m x 2.01m) Double glazed window to side, radiator.

## Family Bathroom



Double glazed window to side, WC, wash basin and bath, heated towel rail.

## Outside

### Garden



To the front of the house there is a shingled drive way providing parking for a couple of vehicles, this then leads to a double garage with two up and over doors, housing wall mounted gas combination boiler roof storage, courtesy door to rear, part workshop within.

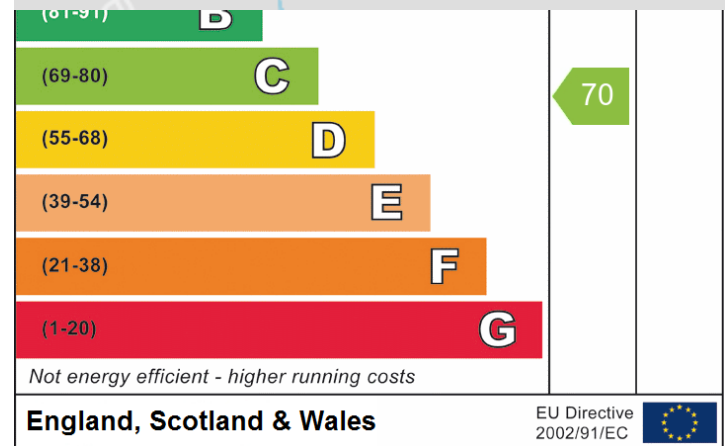
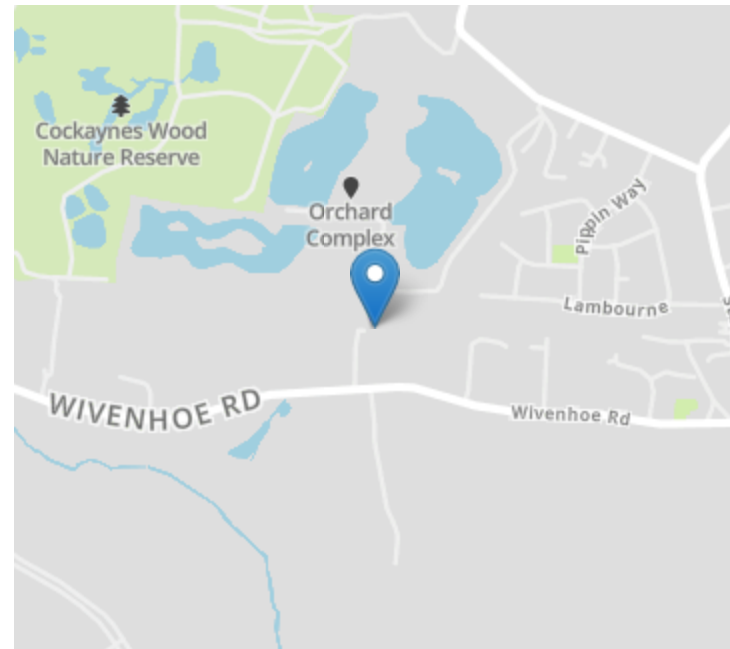
The space at the back is enclosed by panelled fencing and mature trees, creating a private space to reside in. The garden consists of slabbed patio area as well as a raised decking and the rest has been laid to lawn. There is access to a garden shed which will remain (STN)

# 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.