



- Detached Family Home
- Off Road Parking
- Garage
- Two Reception Room
- Kitchen
- Utility
- En Suite, Family Bathroom & Downstairs Cloakroom
- Private Enclosed Rear Garden
- Walking Distance To Local School & Train Station
- Double Glazed & Gas Central Heating

30 Crestlands, Alresford, Colchester, Essex. CO7 8AF.

This well presented four bedroom detached family home is located along a quiet cul-de-sac within the popular village of Alresford. Positioned within close proximity to the village's local primary school, bus stops and of course its train station. Alresford is a sought after village as it sits just outside the growing town of Colchester. Its train station is a connecting line and will get you into London Liverpool Street in just over an hour. Internally this house will not disappoint. Highlights include a spacious lounge, dining room, kitchen, utility, cloakroom, upstairs there are four bedrooms with the principle bedroom benefiting from fitted wardrobes and En-Suite and family bathroom. Outside benefits from garage, enclosed rear garden and off road parking. Call now to arrange a viewing.



Property Details.

Ground Floor

Entrance Hall

Wooden door to front, radiator and understairs storage.

Lounge



16' 6" x 11' 10" (5.03m x 3.61m) Double glazed window to front, radiator and French Doors to:

Dining Room/Playroom



11' 11" x 9' 3" (3.63m x 2.82m) Double glazed French doors to rear and radiator.

Kitchen



11' 2" x 10' 11" (3.40m x 3.33m) Double glazed window to rear, radiator, fitted kitchen, range of wall and base units, laminate worktop, tiled splash back, space for fridge/freezer, and fridge, integrated gas hob, over head fan and stainless steel sink.

Utility Room

6' 0" x 5' 09" (1.83m x 1.75m) Double glazed window to rear, UPVC door to side, wall mounted boiler, range of wall and base units, stainless steel sink, laminate worktop and space for washing machine.

Cloakroom

6' 0" x 3' 01" (1.83m x 0.94m) Double glazed obscure window to side, radiator, low level WC, wash hand basin and tiled splash back.

First Floor

Landing

Loft access (the loft is part boarded and insulated) , airing cupboard and doors leading to,

Principle Bedroom



15' 8" x 12' 10" (4.78m x 3.91m) Double glazed window to front, radiator, fitted wardrobe, inset lights and doors leading:

Property Details.

En Suite



6' 08" x 6' 0" (2.03m x 1.83m) Double glazed obscure window to front, inset lights, ceiling fan, shower cubicle, low level, WC, bowl sink and tiled splash back.

Bedroom Two



11' 11" x 11' 10" (3.63m x 3.61m) Double glazed window to rear and radiator.

Bedroom Three



8' 7" x 8' 4" (2.62m x 2.54m) Double glazed window to front and radiator.

Bedroom Four

8' 7" x 8' 4" (2.62m x 2.54m) Double glazed window to rear and radiator. (Currently used as a home office).

Outside

Garage & Off Road Parking

Block paved driveway to the front aspect of the property creating off road parking, garage with up & over door.

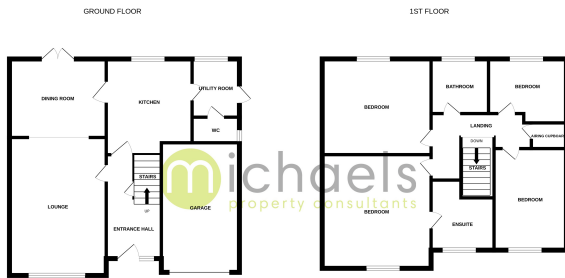
Rear Garden



South facing rear garden mainly laid to lawn, gated side access and retained by privacy fencing.

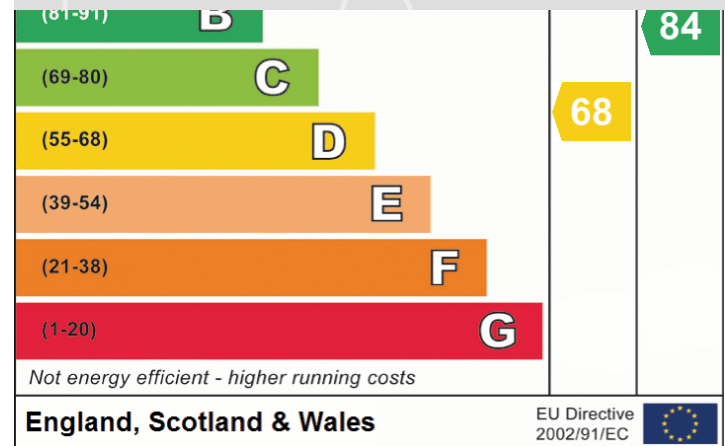
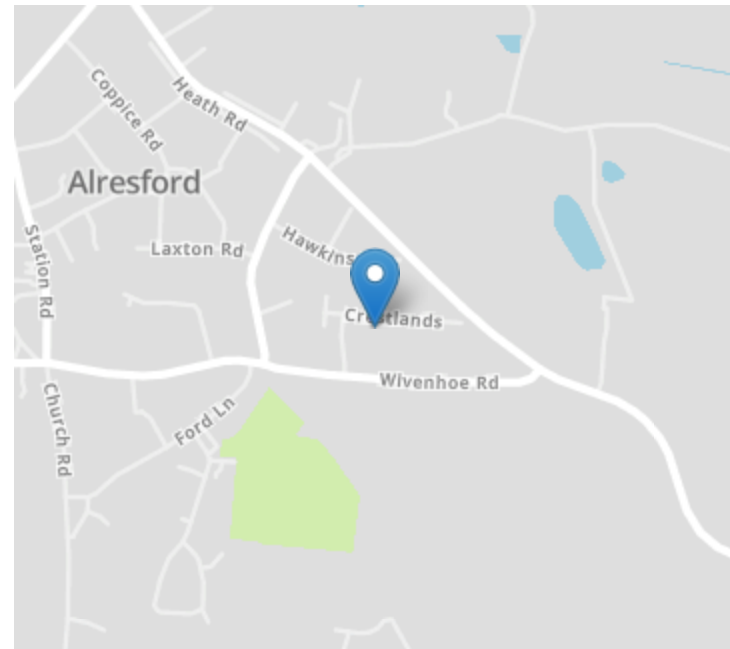
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, rooms and any other details are approximate and not guaranteed. Michael's Property Consultants is not responsible for any errors or omissions in this document. It is the purchaser's responsibility to verify the accuracy of the information provided in this document. The purchaser should not rely on any information provided in this document as a basis for any decision. Michael's Property Consultants is not responsible for any errors or omissions in this document. Michael's Property Consultants is not responsible for any errors or omissions in this document.

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.