



- Detached Family Home
- Four Bedrooms
- En Suite Shower, Family Bathroom & WC
- Double Garage
- Horseshoe Driveway Creating Ample Parking
- Low Maintenance Rear Garden
- Lounge With Log Burner
- Open Plan Kitchen / Diner/ Living Room

Hammill House, Ford Lane, Alresford, Colchester, Essex. CO7 8AU.

A stunning modern detached four bedroom family home. Recently updated through out by the current owners also including a rear ground floor extension with bi-folding doors. From the first foot through the door this stylish home does not fail to impress with generous hallway, cloakroom, lounge with log burner, living room with feature media wall and bi-folding doors, kitchen/diner, four first floor bedrooms, en-suite shower, family bathroom, large driveway creating ample off road parking, double garage and south facing rear garden. Located nearby to countryside and riverside walks, local train station, pub, shops and more. Guide price £515,000 - £535,000



Property Details.

Ground Floor

Entrance Hall

Composite front door, radiator, stairs to first floor.

Cloakroom

Double glazed obscure window to side, low level WC, vanity unit, tiled walls.

Lounge



14' 10" x 14' 4" (4.52m x 4.37m) Double glazed bay window to front, floor standing log burner, radiator.

Kitchen



13' 09" x 10' 11" (4.19m x 3.33m) Double glazed window to side, inset spot lights, range of wall and base units, laminate worktop, integrated gas hob, double oven, inset sink with left hand drainer, space for washing machine and dish washer.

Diner



11' 06" x 8' 9" (3.51m x 2.67m) radiator open plan onto the kitchen.

Living Room



24' 08" x 9' 6" (7.52m x 2.90m) Bi-folding doors to rear, window to side and Velux window, vertical radiator, feature media wall with electric fire.

First Floor

Landing

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

Property Details.

Bedroom



14' 7" x 12' 1" (4.45m x 3.68m) Double glazed window to front, radiator, wall mounted lights and bedside table.

En Suite Shower

Inset spot lights, wall hung basin, shower enclosure, wall mounted extractor fan.

Bedroom



11' 2" x 10' 0" (3.40m x 3.05m) Double glazed window to rear, radiator.

Bedroom



11' 01" x 7' 3" (3.38m x 2.21m) Double glazed window to rear radiator.

Bedroom

7' 6" x 7' 0" (2.29m x 2.13m) Double glazed window to rear, radiator, currently used as a dressing room.

Family Bathroom



Double glazed obscure window to rear, radiator, part tiled walls, low level WC, corner shower, bath and wall hung vanity unit.

Outside

Rear Garden



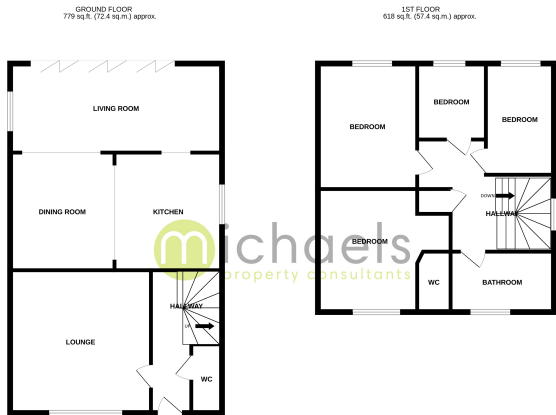
A low maintenance south facing rear garden mainly laid to patio, garden shed, door to garage, double side gates creating vehicle access to the rear of garden, retained by brick wall and fencing.

Garage & Off Road Parking

A generous block paved driveway with horse shoe access, double garage with power.

Property Details.

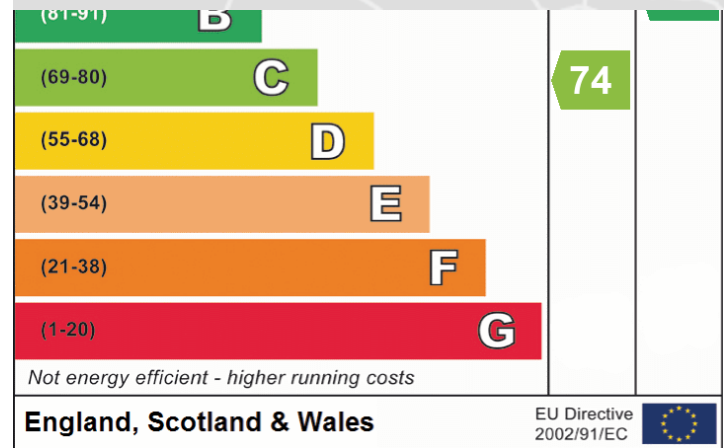
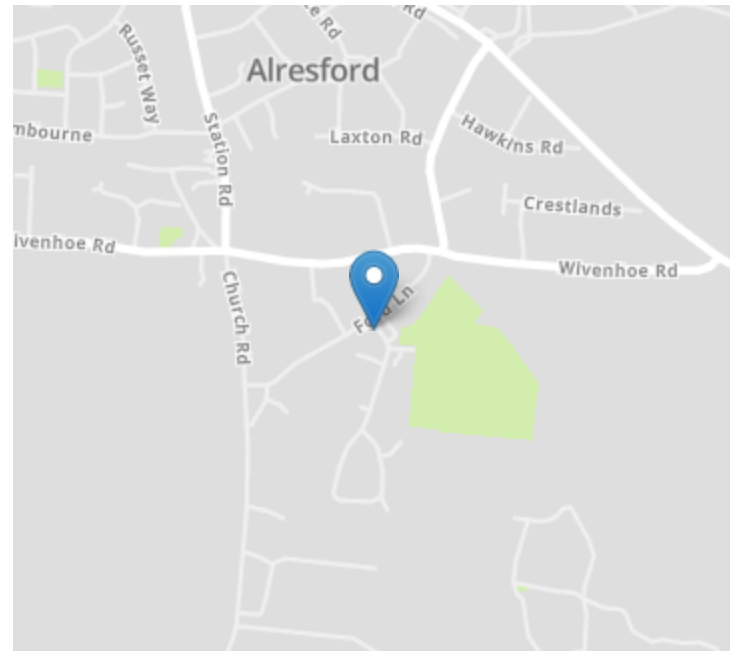
Floorplans



TOTAL FLOOR AREA: 1397 sq.ft. (129.6 sq.m.) approx.

These plans are intended to provide a general impression of the property. They are not intended to be used as a basis for any legal proceedings. The purchaser should verify the accuracy of the information provided in these plans and should not rely on them for any purpose. The purchaser should also verify the accuracy of the information provided in these plans and should not rely on them for any purpose. The purchaser should also verify the accuracy of the information provided in these plans and should not rely on them for any purpose.

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.