



- Three Bedrooms
- Garage
- Off Road Parking
- Garden Overlooking Farm Land
- Gas Central Heating
- Double Glazed
- Semi Detached Cottage
- Two Reception Room
- Offered For Sale With No Onward Chain
- Character Features

### Bede Cottage, Colchester Main Road, Alresford, Colchester, Essex. CO7 8DH.

A charming and character filled cottage in this popular commuter village just east of Colchester offering a wealth of original features with a brilliant extension offering a wonderful master bedroom with Juliet balcony overlooking rolling farmland views. Offered with no onward chain with highlights to include three double bedrooms, two reception rooms, cottage style kitchen with aga style cooker, front and rear gardens, off road parking. Countryside walks and train station on the doorstep. Early viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, tiled floor, doors leading to:

### Dining Room



13' 11" x 12' 3" (4.24m x 3.73m) Window to rear, radiator, fireplace, dado rail, stairs to first floor, under stairs storage.

### Lounge



13' 01" x 12' 3" (3.99m x 3.73m) Windows to front, radiator, fireplace.

### Kitchen



13' 11" x 12' 3" (4.24m x 3.73m) Window to side, two French doors to side, tiled floor, part panelled walls, wall mounted shelving, base units, oak worktop, Aga cooker, butler sink.

### Cloakroom/ Utility



8' 9" x 6' 4" (2.67m x 1.93m) Window to rear, radiator, tiled floor, counter worktop, space for washing machine, dishwasher, fridge/freezer, wall mounted boiler, low level WC, wash hand basin.

### Garden Room

6' 5" x 5' 06" (1.96m x 1.68m) Windows to side and rear, French doors opening onto garden, tiled floor.

### Ground Floor Bedroom/ Office

10' 4" x 8' 5" (3.15m x 2.57m) Window to front, patio doors to rear, radiator.

## First Floor

### Landing

Storage cupboard, doors leading to:



# Property Details.

## Bedroom One



12' 03" x 11' 3" (3.73m x 3.43m) Window to rear, French doors to balcony, fireplace, built in storage.

## Bedroom Two



12' 2" x 11' 2" (3.71m x 3.40m) Double glazed window to front, radiator.

## Family Bathroom



Window to side, radiator, panelled walls, free standing bath, low level WC, wash hand basin.

## Outside

### Off Road Parking & Garage

Off road parking to the front aspect of the property and garage with up and over door measuring 20ft by 10ft.

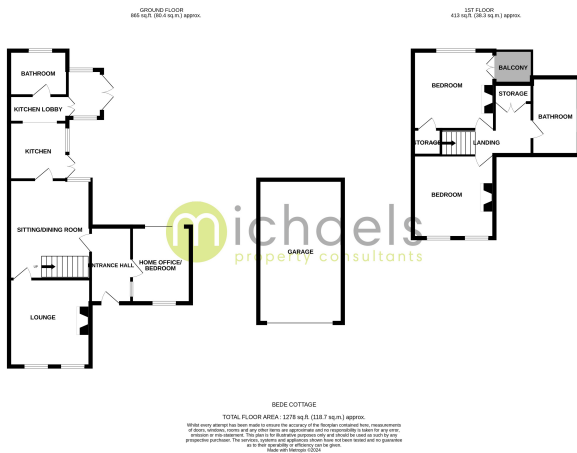
### Rear Garden



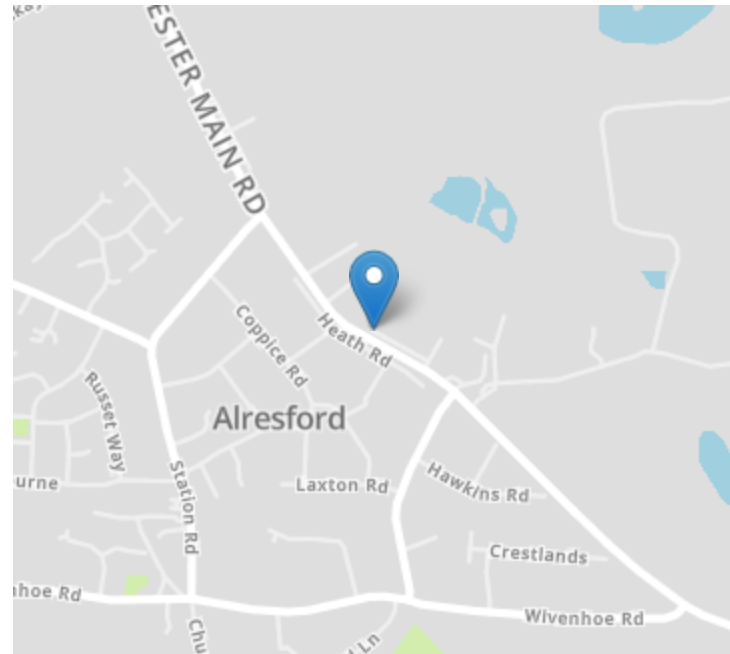
A generous rear garden mainly laid to patio and lawn also including a decking area, three sheds, retained by bushes and fencing.

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.