



- South Facing Garden
- Carport & Additional Parking
- Lounge/Diner To Rear
- Three Bedrooms
- En-Suite & Bathroom
- Ground Floor Cloakroom
- Village Location
- Cul-De-Sac Position

## 23 Furze Crescent, Alresford, Colchester, Essex. CO7 8BN.

A beautifully presented and modern home in this charming cul-de-sac built by Vaughn and Blythe around 2010 and offering well kept accommodation throughout. Situated in Alresford which is a village East of Colchester with train station, good local pub, shops, post office and countryside walks on the doorstep. Highlights include: Ground floor cloakroom, fitted kitchen, lounge diner on to the rear garden, three first floor bedrooms, family bathroom, en-suite to master, carport, parking and south facing garden.





# Property Details.

## Ground Floor

### Entrance Hall

With Wood effect flooring, radiator, stairs to first floor with storage cupboard under and doors to.

### Ground Floor Cloakroom

Close coupled WC, vanity wash hand basin, half tiled walls, tiled floor, radiator.

### Kitchen



11' 0" x 9' 0" (3.35m x 2.74m) Window to front, tile effect flooring, a range of fitted units and drawers with worktops over, inset sink and drainer, fitted hob with extractor unit over, space for washing machine, space for fridge/freezer, fitted oven, matching eye level units, tiled splash backs.

### Lounge/Diner



19' 6" x 16' 1" (5.94m x 4.90m) With French doors and sidelights to rear, wood effect flooring and radiators.

## First Floor

### Landing

With loft access, airing cupboard and doors to.

### Bedroom



16' 1" x 9' 4" (4.90m x 2.84m) Two windows to front, radiator, fitted wardrobes, storage cupboard and door to.

### Wardrobe/Storage Area

8' 3" x 3' 3" (2.51m x 0.99m) With storage space and further door to.

### En-Suite



8' 3" x 7' 10" (2.51m x 2.39m) Window to front, corner shower enclosure, vanity wash hand basin, close coupled WC, half tiled walls, radiator.

# Property Details.

## Bedroom



9' 3" x 9' 0" (2.82m x 2.74m) Window to rear and radiator.

## Bedroom



9' 0" x 6' 7" (2.74m x 2.01m) Window to rear and radiator.

## Bathroom



Panel bath, close coupled WC, pedestal wash hand basin, half tiled walls, heated towel rail.

## Outside

### Front Garden

Enclosed by metal railings and offering established shrubs and plants.

### Rear Garden



A generous south facing garden mainly laid to lawn with various trees, shrubs and plants, patio area, all enclosed by panel fencing, garden sheds and open to carport.

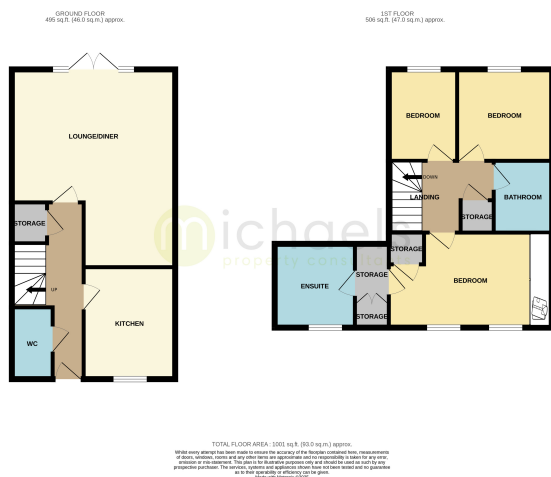
### Carport and Parking

Carport offers covered parking with twin doors to front and block paving area, further parking is available to the front.

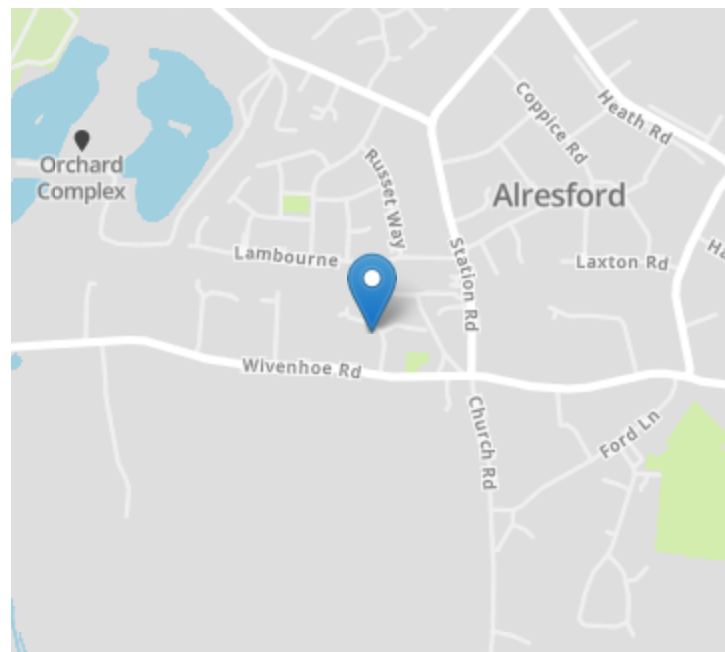


# Property Details.

## 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.