



- Two Bedrooms
- Modern Living Accommodation
- Off Road Parking
- First Floor Bathroom & Downstairs WC
- NHBC Guarantee Remaining
- Well Stocked Rear Garden
- Sought After Area
- Walking distance of Alresford Train Station

11 St Andrews Close, Alresford, Colchester, Essex. CO7 8BL.

A charming modern semi detached family home positioned on the popular St Andrews Development, built by renowned builders Bennett Homes. Highlights include two double bedrooms, first floor bathroom, ground floor cloakroom, kitchen, living room, rear garden, off road parking to the front. Positioned within walking distance of Alresford train station, schooling and local amenities.



Property Details.

Ground Floor

Entrance Hall

13' 07" x 3' 06" (4.14m x 1.07m) Composite front door, radiator,

Kitchen



12' 09" x 7' 11" (3.89m x 2.41m) Double glazed window to front, radiator, inset spot lights, tiled floor, modern fitted kitchen including a range gloss units, and draws, laminate wood effect worktop, integrated gas hob, over head cooker hood, cooker, dish washer, space for washing machine and fridge/freezer.

Living Room



15' 0" x 9' 09" (4.57m x 2.97m) Double glazed window and French doors to rear, radiator, under stairs stairs storage cupboard, views onto the rear garden.

First Floor

Landing

7' 06" x 6' 06" (2.29m x 1.98m) Loft access, radiator, doors leading to:

Bedroom



15' 0" x 9' 0" (4.57m x 2.74m) Two double glazed windows to front, built in wardrobes and storage cupboard, radiator.

Bedroom



11' 02" x 8' 02" (3.40m x 2.49m) Double glazed window to rear, radiator.

Property Details.

Family Bathroom



6' 06" x 5' 09" (1.98m x 1.75m) Double glazed obscured window to rear, inset spot lights, vanity unit, low level WC, wash hand basin, panelled bath with over head shower.

Outside

Garden



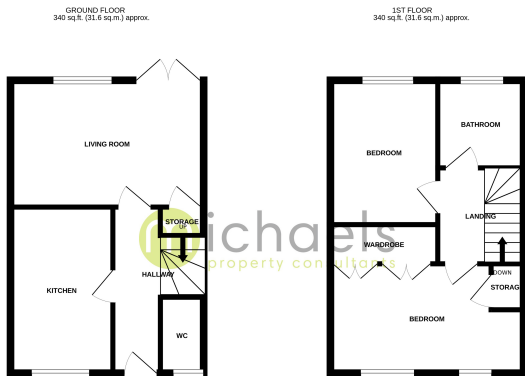
Improved by the current owner a beautiful well maintained, rear garden, benefiting from raised planter, patio area, space for play area with the reminder of the garden laid to lawn, retained by privacy fencing and side gate to rear.

Off Road Parking

Allocated off road parking spaces for two vehicles to the front via the block paved driveway.

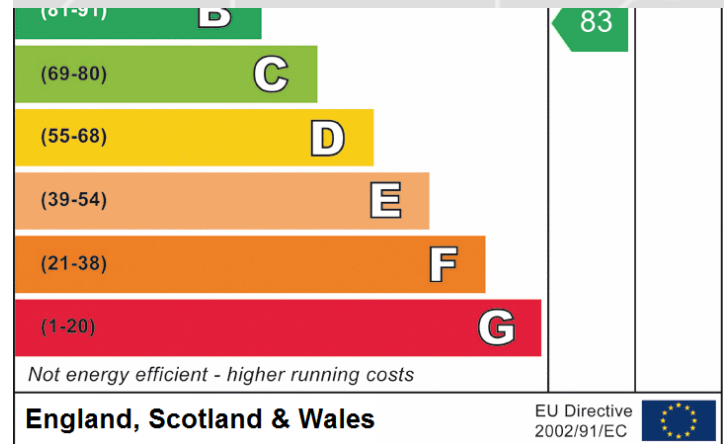
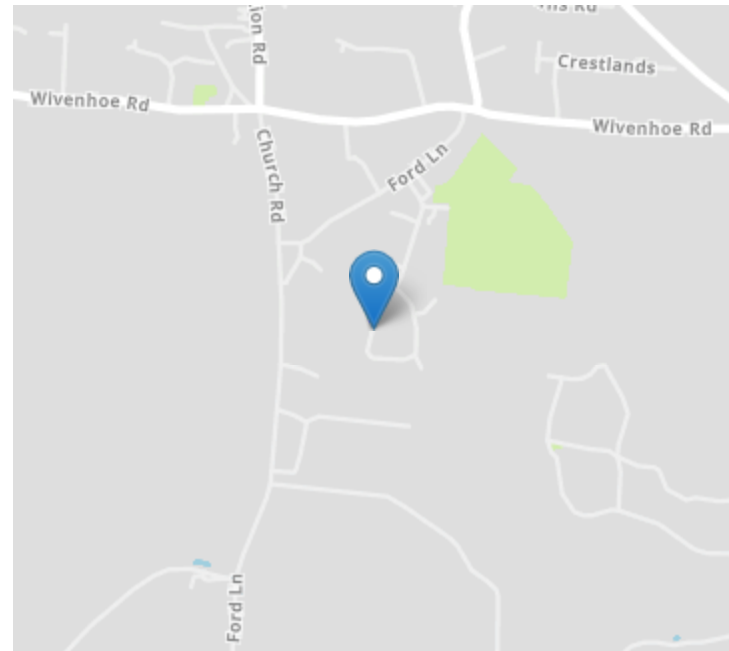
Property Details.

Floorplans



TOTAL FLOOR AREA - 679 sq ft (63.1 sq m) approx.
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, heights and distances are for guidance only and are not intended to be relied upon for any purpose other than that for which they are provided. The services, systems and appliances shown here are for information only and are not guaranteed to be in place at the time of completion of the contract.

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.