



- Detached Family Home
- Generous Plot
- Remainder of Build Warranty
- Four Double Bedrooms
- Garage & Off Road Parking
- Home Office/Playroom
- WC/Utility Room
- Unoverlooked Garden
- Lounge & Dining Area
- Walking Distance Of Alresford Train Station

34 Opal Way, Alresford, Colchester, Essex. CO7 8GQ.

This home originally constructed by Taylor-Wimpey, will appeal to growing families in search of extra space. A beautiful four double bedroom detached house located in a quiet cul-de-sac in the sought after village of Alresford, within walking distance of local school, Alresford Train Station, great local pub along with other amenities. Highlights include, four bedrooms, en-suite, family bathroom, cloakroom/utility, kitchen, dining room, lounge and playroom/ home office. The exterior also benefits from a fabulous private rear garden, garage and parking. To fully appreciate everything this home has to offer please do not hesitate to call us now to arrange your viewing.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, radiator, understairs storage.

Study/Play Room

10' 4" x 8' 9" (3.15m x 2.67m) Window to front, radiator, electric blind.

WC/Utility



8' 7" x 5' 9" (2.62m x 1.75m) Radiator, close coupled WC, a range of fitted base units with worktop and inset sink, integrated washing machine.

Lounge



15' 1" x 13' 0" (4.60m x 3.96m) French doors to rear, radiator.

Dining Room



13' 1" x 10' 9" (3.99m x 3.28m) French door to rear, radiator, double doors opening onto the kitchen.

Kitchen



15' 8" x 11' 1" (4.78m x 3.38m) Window to front, fully tiled, modern gloss kitchen including a range of fitted units and drawers with worktops over, inset stainless steel sink, with right hand drainer, gas hob with extractor over, double oven, integrated dishwasher and fridge/freezer.

First Floor

Landing

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

Property Details.

Bedroom One



16' 2" x 11' 11" (4.93m x 3.63m) Window to front, radiator and door to.

En Suite



Obscure window to front, tiled floor, ceiling fan, WC, shower cubicle, pedestal wash hand basin, heated towel rail.

Bedroom Two

15' 6" x 10' 11" (4.72m x 3.33m) Window to rear, fitted wardrobes, radiator.

Bedroom Three

13' 4" x 11' 1" (4.06m x 3.38m) Window to front, radiator, fitted wardrobe.

Bedroom Four

12' 6" x 8' 5" (3.81m x 2.57m) Window to rear, radiator.

Family Bathroom



Obscure window to rear, radiator, tiled floor, half tiled walls, ceiling fan, panelled bath with shower and screen over, pedestal wash hand basin, close coupled WC.

Outside

Rear Garden



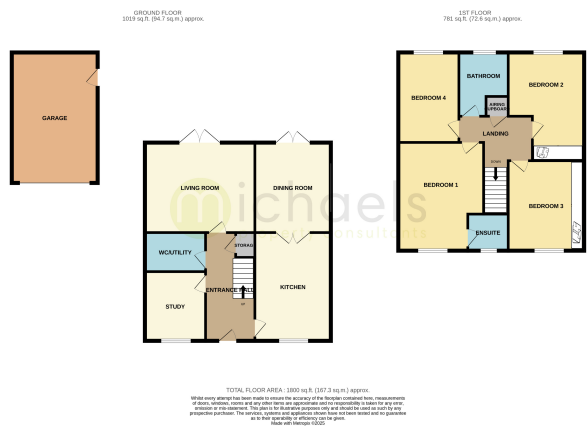
Mainly laid to lawn with patio area, enclosed by fencing with gated side access.

Garage & Off Road Parking

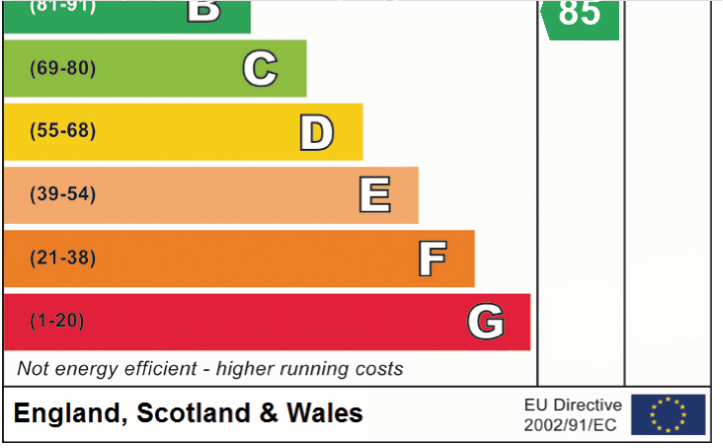
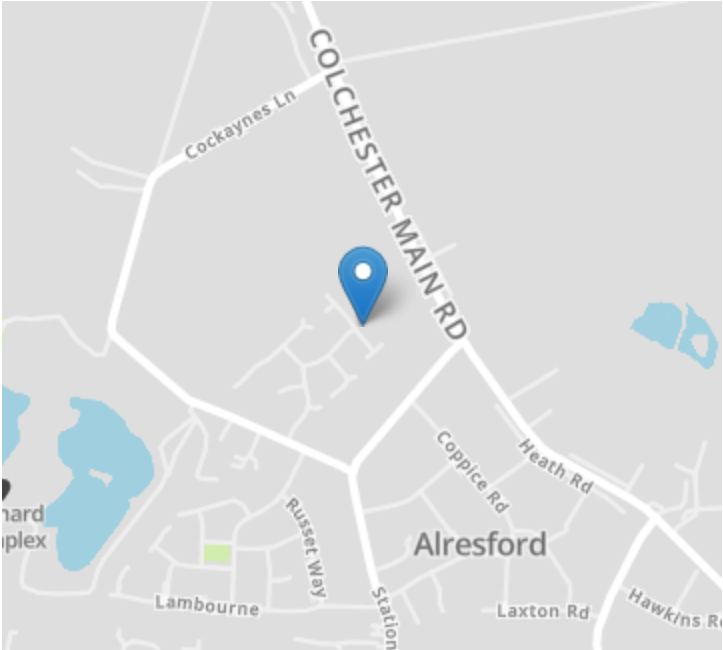
Garage & Parking Driveway in front of garage, the garage has power and electric garage door.

Property Details.

Floorplans



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.

