



- New Home
- Detached Bungalow
- Three bedrooms
- En-Suite To Master
- Off Road Parking
- Generous Garden
- 10 Year Warranty

**Plot Two, Brewers Lodge, Colchester Main Road, Alresford, Colchester, Essex. CO7 8DH.**

LAST PLOT REMAINING OF THESE TWO INDIVIDUALLY BUILT BUNGALOWS! An exceptional three bedroom detached bungalow finished to an incredible standard and fitted throughout with good quality furnishings this wonderful home will be a joy to live in. Situated in the popular Village of Alresford just east of Colchester town and offering train station, local shops, countryside walks and local pub. With generous accommodation to include three bedrooms, en-suite to master, kitchen/diner, living room, family bathroom, off road parking, generous garden with further garden area which could be used as an allotment area backing on to open farmland.





# Property Details.

## Internal

### Entrance Hall

With doors leading to all principle rooms, storage cupboard and loft access.

### Living Room



4m x 3.35m (13' 1" x 11' 0") With french doors to rear.

### Kitchen/Diner



5.5m x 4m (18' 1" x 13' 1") French doors to rear, windows to side, a comprehensive range of fitted units and drawers with worktops over, integrated appliances, all good specification.

### Bedroom One



3.55m x 3.5m (11' 8" x 11' 6") Window to side, fitted wardrobe door to en-suite.

# Property Details.

## En-Suite



Fitted with a contemporary suite.

## Bathroom



Fitted with a contemporary suite.

## Bedroom Two



3.55m x 3.5m (11' 8" x 11' 6") Window to front, fitted wardrobe.

## Bedroom Three



3.050m x 2.650m (10' 0" x 8' 8") Window to front.

## Outside

### Rear Garden



A generous garden enclosed by panel fencing with further area to rear open to fields and offering potential for allotment.

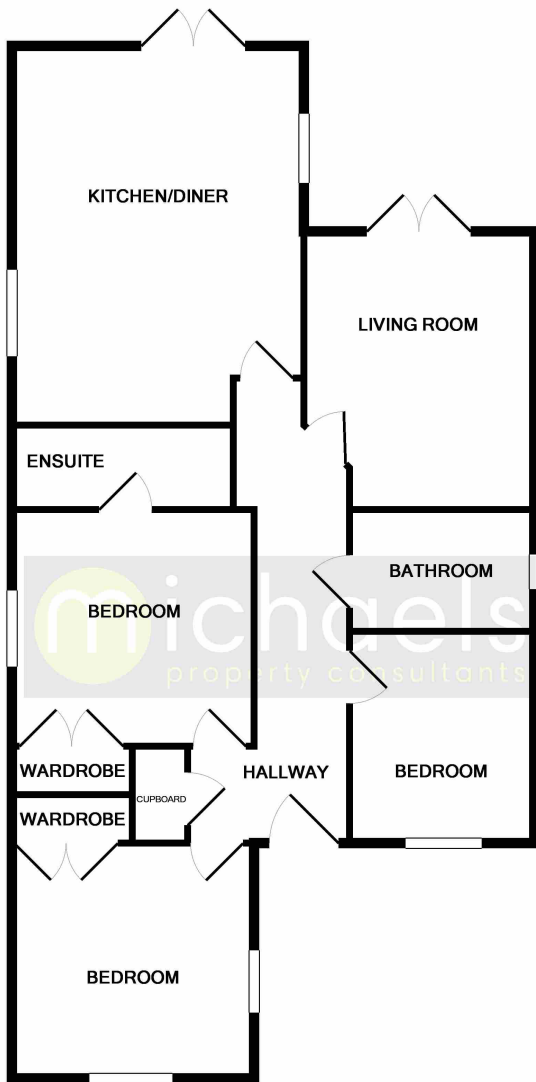
### Parking

Block paved driveway providing off road parking.



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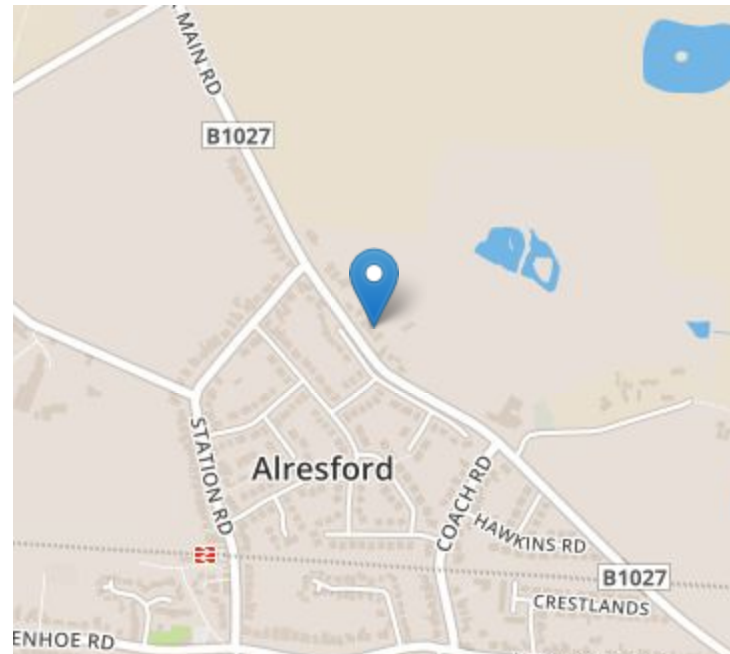
## Floorplans



TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.