



- Chain Free Sale
- Modern Fitted Kitchen
- Bathroom & Shower Room
- Double Bedrooms With Built in Wardrobes
- Village Location
- Ample Parking
- Great Garden
- Garage Conversion

**Ballarat, Ford Lane, Alresford, Colchester, Essex. CO7 8AT.**

A spacious and chain free semi detached home offering versatile accommodation within the popular village of Alresford with local train station, good local primary school, villages shops, local pub and countryside walks. Highlights of the home include living room with fireplace, modern fitted kitchen, ground floor bathroom, three good sized first floor bedrooms with storage, first floor shower room, half garage with the remainder converted to a useable room, further garden room, great rear garden backing on to playing fields and ample of road parking.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor, radiator and door to:

### Lounge/Diner



18' 1" x 14' 4" (5.51m x 4.37m) Window to front, radiator, under stairs storage cupboard, fireplace with mantel and hearth, door to:

### Kitchen/Breakfast Room



18' 1" x 13' 5" (5.51m x 4.09m) (Maximum Measurements) With window to rear, door to side, airing cupboard, door to ground floor bathroom, radiators, a range of fitted units and drawers with worktops over, matching eye level units, fitted sink, tiled splashbacks and spaces for appliances.

## Ground Floor Bathroom



Obscure window to rear, panel bath, pedestal wash hand basin, close coupled WC, fitted storage.

## First Floor

### Landing

With doors to:

### Bedroom



14' 8" x 10' 9" (4.47m x 3.28m) Window to front, radiator, fitted wardrobe.

# Property Details.

## Bedroom



16' 0" x 11' 9" (4.88m x 3.58m) Window to front, radiator, fitted wardrobes, two fitted storage cupboards.

## Bedroom



17' 5" x 8' 4" (5.31m x 2.54m) Formally two smaller bedrooms but now opened to one room with two windows to rear, radiator, fitted wardrobe.

## Shower Room



Window to rear, shower enclosure, pedestal wash hand basin, close coupled WC, tiled walls, heated towel rail, fitted storage cupboard.

## Outside

### Rear Garden



Backing on to playing fields with a lovely view, mainly laid to lawn with patio area, seating area, play house with deck and slide, all enclosed by panel fencing with access to outbuildings.

### Garden Room

8' 6" x 7' 0" (2.59m x 2.13m) With French doors to rear, door to side, boiler cupboard and open to garage conversion

### Garage Conversion

12' 0" x 8' 2" (3.66m x 2.49m) Window to front into garage.

### Garage and Driveway

9' 0" x 7' 6" (2.74m x 2.29m) Up and over door to front, ample parking to front from shingle driveway, remainder of frontage offers various shrubs and plants.

