



- Detached Home
- Cul De Sac
- Village Location
- Double Garage
- Annex/Apartment Attached
- Spacious Accommodation

Georgian Lodge, St Andrews Close, Alresford, Colchester, Essex. CO7 8BL.

Guide £575,000 to £600,000 A unique and spacious detached family home with the addition of an attached Annex/Apartment offering further living accommodation or indeed a great rental income. Individually built by the current owners to offer good outside space and double garage, in the main house there are four first floor bedrooms and bathroom, downstairs a generous living room, shower room, dining room, kitchen, utility, in the apartment there is a bedroom, generous lounge/diner, bathroom and modern kitchen. All this is a cul-de-sac position close to local park, shops, train station and countryside walks.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, radiator and doors to.

Living Room



22' 0" x 15' 0" (6.71m x 4.57m) French doors to rear, feature red brick wall with inset fireplace, radiators, bow bay window to front.

Shower Room

Window to rear, shower, enclosed cistern WC, vanity wash hand basin, tiled walls, tiled floor.

Dining Room



11' 1" x 10' 10" (3.38m x 3.30m) Window to front, radiator, wood effect flooring, open to Kitchen.

Kitchen



11' 1" x 10' 10" (3.38m x 3.30m) Tiled floor, window to rear, a modern range of fitted units and drawers with worktops over, inset gas hob, extractor over, fitted oven, integrated fridge/freezer, integrated dishwasher, matching eye level units, tiled splash backs.

Utility Room

7' 7" x 6' 0" (2.31m x 1.83m) Accessed via a external lobby and offering window to rear, plumbing for dryer and washing machine.

First Floor

Landing

Window to front, loft access and doors to.

Bedroom One



15' 0" x 12' 5" (4.57m x 3.78m) Window to front, radiator.

Bedroom Two

12' 0" x 10' 7" (3.66m x 3.23m) Window and radiator.

Bedroom Three

12' 1" x 11' 2" (3.68m x 3.40m) Window and radiator.

Property Details.

Bedroom Four

11' 11" x 9' 1" (3.63m x 2.77m) Window and radiator.

Bathroom



Obscure window to rear, panel bath, vanity wash hand basin, close couple WC, tiled floor and walls, radiator.

Annex

Hall

Accessed via external spiral stair case but could be knocked through into from a bedroom in the house and offering doors to.

Lounge/Diner



19' 0" x 10' 6" (5.79m x 3.20m) Windows to front and rear, two radiators, wood effect flooring and open to

Kitchen



7' 4" x 7' 2" (2.24m x 2.18m) Window to rear, fitted units and drawers with worktops, fitted oven and hob, tiled floor and splashback.

Bedroom

9' 2" x 7' 10" (2.79m x 2.39m) Window to front and radiator.

Bathroom

Velux window to rear, tiled walls and floor, panel bath, close coupled WC, vanity wash hand basin, radiator.

Outside

Rear Garden



Mainly laid to lawn and enclosed by walling and fencing with gated side access.

Double Garage

19' 5" x 17' 5" (5.92m x 5.31m) Up and over door to front, door to garden and side.

Front and Parking

A generous block paved driveway offering ample off road parking.

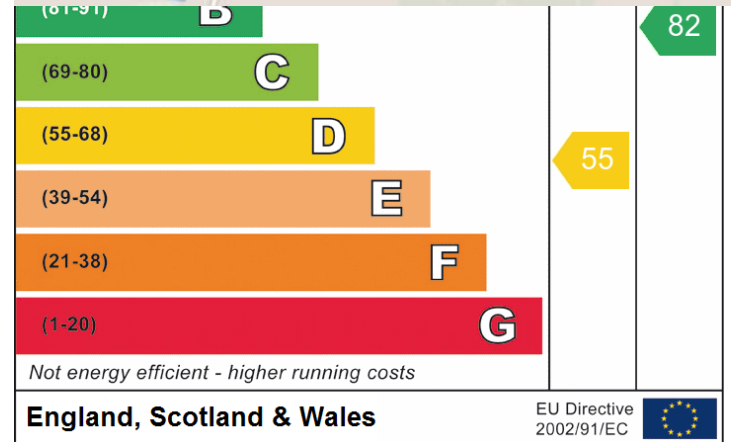
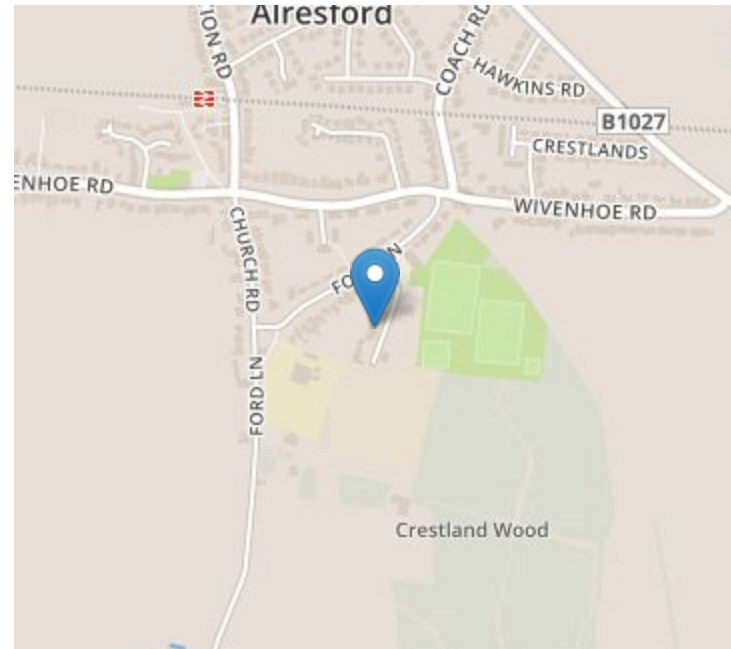
Property Details.

Floorplans



TOTAL FLOOR AREA: 2438 sq.ft. (226.5 sq.m.) approx.
Other areas shown have been included to represent the equivalent of the finished, unfurnished, measurements of stairs, balconies, rooms and any other areas that are included and are represented by dashed lines and are not included in the overall area. This plan is for information only and should not be used as a guide for any other purpose. The plan is for information only and should not be used as a guide for any other purpose. The plan is for information only and should not be used as a guide for any other purpose. The plan is for information only and should not be used as a guide for any other purpose.

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.