



Pippin Way, Alresford, Colchester, CO7 8FL

welcome to

Pippin Way, Alresford Colchester

This spacious detached family home is situated in the popular village of Alresford. around 6 miles south east of Colchester. The village benefits from local amenities, schooling and train station with connections including London and Clacton.



Early viewing is advised of this modern detached home situated in a village on the south east side of Colchester.

Ground floor accommodation comprises entrance hall, cloakroom, lounge with double doors onto the garden and kitchen.

The first floor offers master bedroom with en suite shower room, three further bedrooms and a family bathroom.

Externally there is an enclosed rear garden, off road parking and garage.

Entrance Door To:

Entrance Hall

Carpet, stairs to first floor, radiator, cupboard and further storage cupboard.

Cloakroom

Low level w.c., wash hand basin, radiator, wood effect flooring,

Lounge

18' 8" x 12' 1" (5.69m x 3.68m)

Radiator, storage cupboard, carpet, double glazed double doors to rear.

Kitchen

14' 10" x 11' 9" (4.52m x 3.58m)

Range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, eye level AEG cooker, five ring gas hob, built-in fridge/freezer + washing machine + dishwasher, wood effect flooring, upvc double glazed window to front.

First Floor Accommodation

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

Upvc double glazed window to front, radiator, carpet, door to:

En Suite

Low level w.c., shower cubicle, wash hand basin, heated towel rail.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Upvc double glazed window to rear, carpet, radiator.

Bedroom Three

10' 8" x 9' 3" (3.25m x 2.82m)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Four

7' 7" x 7' 3" (2.31m x 2.21m)

Upvc double glazed window to front, radiator, carpet.

Bathroom

Low level w.c., wash hand basin, panel enclosed bath with shower over, heated towel rail.

Outside

The rear garden is laid to lawn with decking area, all enclosed by panel fencing.

The property benefits from off road parking and a garage.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Pippin Way, Alresford Colchester

- Modern Detached Family Home
- Spacious Living Accommodation
- Four Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Enclosed Rear Garden
- Off Road Parking & Garage
- Popular Village Location

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120720 - 0002

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