









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.







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





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

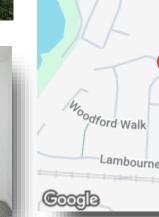
£375,000











Cockaynes Ln Lambourne Alresford ₹ Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120720



Property Ref: CCS120720 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.