



**3 bedroom
Detached
Bungalow
located in
Aldham.**

Guide Price
£450,000- £475,000

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Newholme, Halstead Road Aldham Colchester CO6 3PP

FULL DESCRIPTION

OVERVIEW

** GUIDE PRICE OF £450,000 - £475,000 **

Located in the village of Aldham we are delighted to offer this extended and extremely spacious three bedroom detached bungalow situated on a generous plot with ample off road parking, detached garage and secluded rear garden. This delightful property also benefits from solar panels which bring in approx £800pa as advised by the vendor with this wonderful home being deceptively spacious throughout.

ENTRANCE HALL

Radiator.

MASTER BEDROOM ONE

14' 5" x 12' 1" (4.39m x 3.68m)

Double glazed window to front, radiator.

DRESSING ROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Radiator, shelving, desk space.

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, low level WC, chrome heated towel rail, tiled to walls, down lighters to ceiling, extractor fan, obscure double glazed window to side.

BEDROOM TWO

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to side, radiator, airing cupboard.

BEDROOM THREE

10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed window to front, radiator.

BATHROOM

11' 4" x 6' 2" (3.45m x 1.88m)

White suite comprising of panelled bath with mixer taps and shower hose, high level WC, pedestal wash basin, radiator, down lighters to ceiling, extractor fan, obscure double glazed window to side.

KITCHEN

15' 3" x 11' 5" (4.65m x 3.48m)

Stainless steel single bowl and drainer sink unit with cupboards under, matching base and eye level cupboards, roll top worksurfaces, built in 'Bosch' oven, microwave oven, halogen hob, extractor fan, integrated washing machine and fridge freezer, wall mounted oil fired boiler concealed in cupboard space, double glazed window to side with door to rear, square arch through to Dining room.

DINING ROOM

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed window to side, radiator.

LOUNGE

18' 4" x 15' 0" (5.59m x 4.57m)

Double glazed window to side, sliding patio doors to rear, two radiators, log burner set within feature brick surround. Door to study/storage area.



3



2



2



EPC

TBC





OUTSIDE

Block paved to the front aspect providing off road parking for several cars with the driveway continuing down the side of the bungalow leading to a garage.

GARAGE

20' 10" x 13' 6" (6.35m x 4.11m)

Electric roller door, power and light connected, space for fridge freezer and tumble dryer, door to side.

OUTSIDE WC

Newly fitted with low level WC, radiator, down lighters, window to side.

REAR GARDEN

Partly patioed with feature redbrick wall with arch separating the garden area to a veg plot at the rear with greenhouse, shed, work shop, outside tap and electrical sockets, log store, pond, being unoverlooked to rear.



FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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