



**4 bedroom
Semi-
detached
house located
in Alresford.**

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Hawkins Road Alresford Colchester CO7 8ED

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £400,000 TO £435,000

Spacious and well-maintained, this four-bedroom semi-detached house offers a large lounge, kitchen, study and utility room. Outside, enjoy an established south facing rear garden and ample driveway parking-perfect for family living in a popular village setting.

STEP INSIDE

Upon entering the property, you are welcomed into a bright and inviting, spacious entrance hall measuring approximately 3.26 x 2.90 metres, setting the tone for the rest of the home. Immediately to your right is a convenient shower room (1.93 x 1.39), while to your left, a well-appointed utility room (2.49 x 1.69) provides practical space for laundry and storage. From the hallway, there is access to a versatile study or snug (4.14 x 1.98), the ideal spot for working from home.

Continuing through the hallway, you step into the heart of the home, a generously sized lounge (5.82 x 3.88) with double doors opening directly into the garden. This room offers a perfect setting for family relaxation and entertaining.

Double doors lead seamlessly into the dining room (4.94 x 4.20), creating a wonderful flow for hosting guests. Adjacent to the dining area is a functional kitchen/breakfast room (4.32 x 2.65), complete with ample cabinetry and working space.

The lounge, study, hall, shower room, and utility room all benefit from underfloor heating.

Upstairs, the first-floor landing connects all four bedrooms and the modern family bathroom, featuring a jacuzzi bath and separate shower.

The principal bedroom measures 4.24 x 3.10. Bedrooms two, three, and four are all well-proportioned doubles, measuring bedroom 2: 4.24 x 2.75, Bedroom 3: 3.9 x 3.04 and Bedroom 4: 3.94 x 2.84

STEP OUTSIDE

The property is complemented by beautifully mature gardens, offering a tranquil and private outdoor retreat. Well-established trees provide natural shade and structure, while a variety of shrubs and plants create year-round interest and colour. A sunken patio area provides the perfect space for outdoor dining or relaxation, and the garden also benefits from two wooden sheds. A side gate offers convenient access to the rear garden, while the spacious driveway leads to a detached garage (measuring approximately 18'8" x 11'8") fitted with an electric roller door.



4



3



3



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THE LOCATION

Hawkins Road is situated in the charming village of Alresford, within the Tendring district of Essex, offering a peaceful yet well-connected setting. The area is popular with families and commuters alike, thanks to its excellent transport links, including Alresford railway station just a short walk away, providing direct services to Colchester and London Liverpool Street.

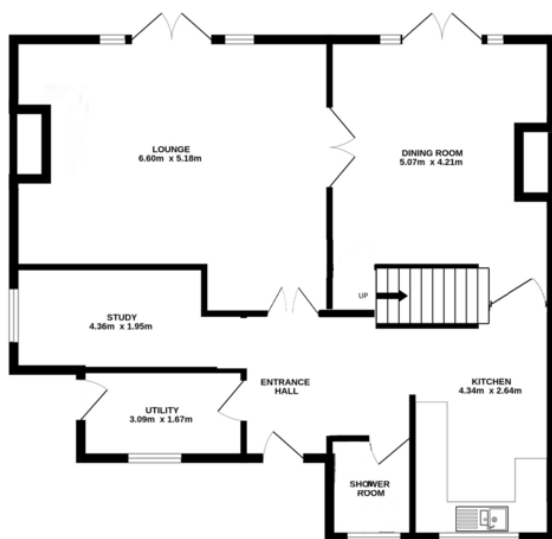
The village itself offers a welcoming community atmosphere with local amenities such as a primary school, GP surgery, village shop, and pub, all within easy reach. For a wider range of shopping, dining, and leisure options, Colchester city centre is just a short drive away.

Surrounded by countryside and coastal walks, Alresford is ideal for those who enjoy outdoor living, while still benefiting from modern conveniences.

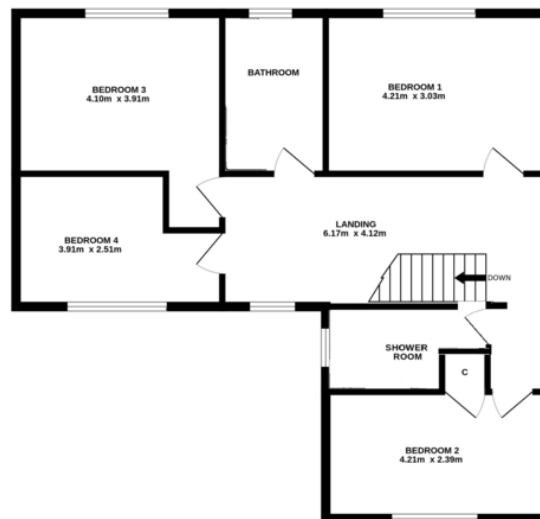


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

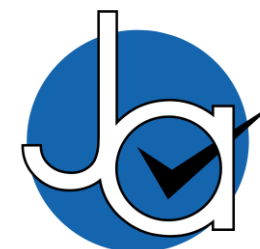
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