

**Pershore Way, Alresford
CO7 8GP
Guide Price £475,000-£500,000
Freehold**

Town & Country
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- **FOUR BEDROOM DETACHED FAMILY HOME**
- **CORNER PLOT**
- **LOUNGE AND SEPARATE DINING ROOM**
- **EN-SUITE TO PRINCIPAL BEDROOM**
- **ENCLOSED REAR GARDEN**
- **GARAGE AND OFF STREET PARKING**
- **DOUBLE GLAZING AND GAS CENTRAL HEATING**
- **WALK TO STATION**
- **LOCAL SHOPS & SCHOOLING**
- **WELL PRESENTED**

Located close to Alresford railway station with access to Colchester and main line railway to London Liverpool Street.

Alresford offers local shops, Post Office and local schooling along with Alresford Creek nearby. Bus service to Clacton and Colchester City Centre are regular.

This four bedroom detached family home sits on a corner plot and offers on the ground floor cloakroom, entrance hall, fitted kitchen, lounge and separate dining room.

On the first floor there are four bedrooms and family bathroom with the principal bedroom having an En-suite shower room.

Externally there is an enclosed rear garden with open plan front garden, garage and parking.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door leading into entrance hall, window to rear aspect. Stairs leading to first floor landing, under stairs storage cupboard.

LOUNGE

15' 5" x 14' 8" (4.70m x 4.47m)

Double glazed French doors leading to rear garden, double glazed windows to front and rear aspect, carpet flooring, radiator.

DINING ROOM

11' 3" x 10' 0" (3.43m x 3.05m)

Double glazed windows to front and side aspects, carpet flooring, radiator.

KITCHEN/DINER

22' 5" x 11' 5" (6.83m x 3.48m)

Range of gloss base, drawer and eye level units with wood effect work surface inset sink and drainer unit. Integrated appliances. Double glazed French doors leading to rear garden, double glazed windows to both side aspects, two radiators. Amtico flooring.

CLOAKROOM

Low level WC and wash hand basin. Double glazed window to side aspect, Amtico flooring.



FIRST FLOOR LANDING

Double glazed window to rear aspect, cupboard.

PRINCIPAL BEDROOM

19' 10" max x 11' 5" (6.04m x 3.48m)

Double glazed windows to side aspects, carpet flooring, radiator. Door to En-suite.

EN-SUITE SHOWER ROOM

Double shower, low level WC and wash hand basin. Double glazed window to side aspect, Amtico flooring, radiator.

BEDROOM TWO

14' 10" max x 11' 10" (4.52m x 3.60m)

Double glazed windows to front and rear aspects, carpet flooring, radiator.

BEDROOM THREE

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed windows to front and side aspects, carpet flooring, radiator.

BEDROOM FOUR

11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed window to front aspect, built-in cupboard, carpet flooring, radiator.

FAMILY BATHROOM

Panelled bath with shower over and glass screen, low level WC and wash hand basin. Double glazed window to side aspect, Amtico flooring, part tiled walls.

EXTERIOR

FRONT

Path leading to entrance door, laid to lawn with shrub borders. Off street parking leading to garage. Access to rear garden via side gate.

REAR

Large 'L' shape patio area with a further patio area. Artificial lawn area. Enclosed by panel fencing and brick wall. Access to front via side gate.

AGENT'S NOTE

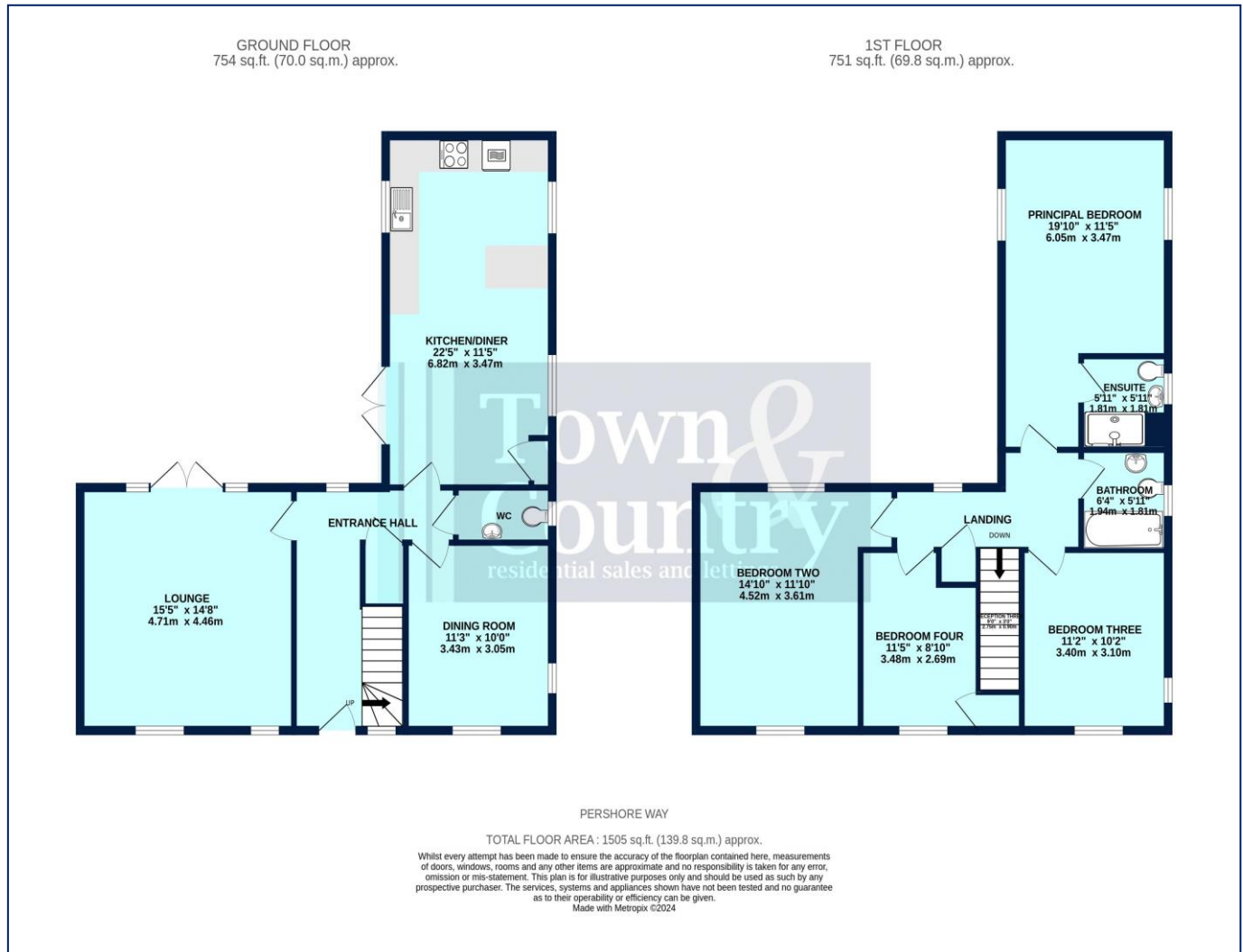
Potential (subject to planning) for two additional parking spaces.







Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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