



Conifer Close, Alresford, Colchester

Guide Price **£375,000**

GUIDE PRICE £375,000-400,000 Set within a tucked-away position in Conifer Close, this detached family home offers versatile accommodation extending to over 1,400 sq ft, with a practical layout suited to modern family life. The property combines spacious reception areas with four bedrooms, a conservatory overlooking the garden and excellent parking provisions, all within easy reach of local amenities and the station.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Naked Collective Ltd. Trading as Naked.

The North Colchester Business Centre
340 The Crescent | Colchester
Essex | CO4 9AD

VAT Number: GB 397 1243 76
Company Reg Number: 12450724

01206 656 556
hello@nakedagents.co.uk

 thenakedagents
nakedagents.co.uk



Tenure: Freehold

Property Type: Detached House

- Detached four bedroom family home positioned within a private residential setting
- Spacious dual-aspect sitting room with feature fireplace
- Generous conservatory opening directly onto the rear garden
- Separate dining room and dedicated home office/study
- Principal bedroom with fitted wardrobes and en suite shower room
- Further family bathroom
- Ground floor WC, utility room
- Detached garage with power and extensive driveway parking
- Convenient access to Alresford station with links to London Liverpool Street

GUIDE PRICE £375,000-400,000 Set within a tucked-away position in Conifer Close, this detached family home offers versatile accommodation extending to over 1,400 sq ft, with a practical layout suited to modern family life. The property combines spacious reception areas with four bedrooms, a conservatory overlooking the garden and excellent parking provisions, all within easy reach of local amenities and the station.

Further Information

Tenure: Freehold

Local Authority: Tendring

Property Construction: Brick

Council Tax Band: E

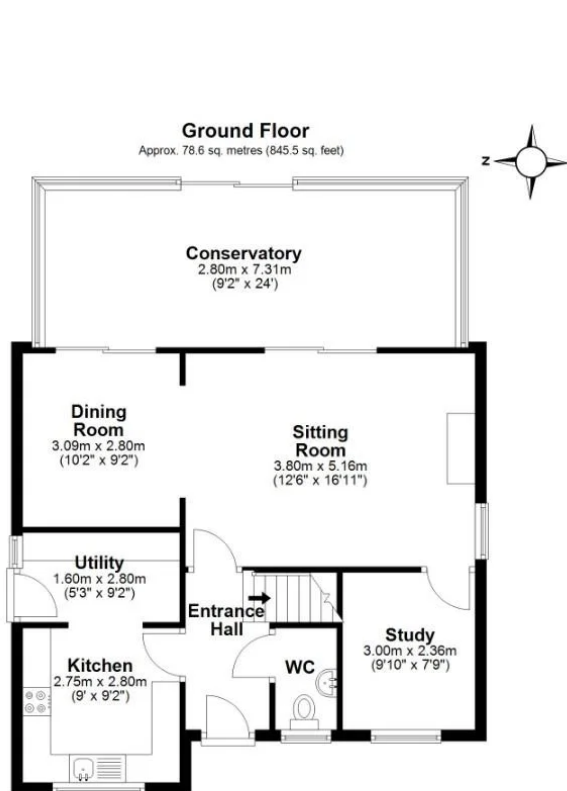
Services: Mains gas, electricity, water and drainage connected.

EPC Rating: C

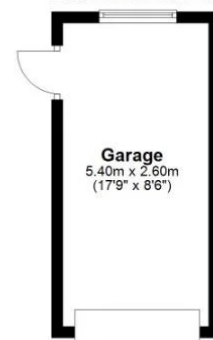




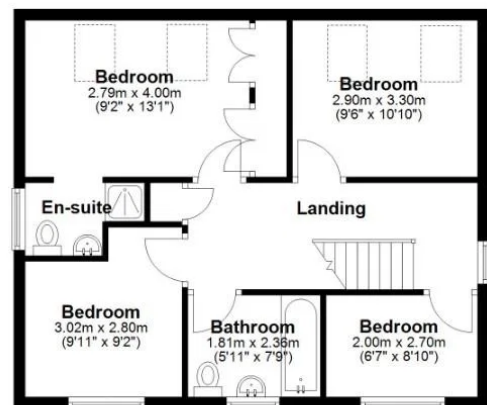
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)



First Floor
Approx. 54.9 sq. metres (591.1 sq. feet)



Main area: Approx. 133.5 sq. metres (1436.6 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Conifer Close, Alresford

Naked. powered by eXp

The North Colchester Business Park 340 The Crescent Colchester CO4 9AD

01206 656556 | hello@nakedagents.co.uk | nakedagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

NAKED.
exp