

**Jefferson Way, Alresford
CO7 8GN
£450,000 Freehold**

Town & Country
residential sales and lettings



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- VILLAGE LOCATION
- DETACHED HOUSE ON POPULAR DEVELOPMENT
- FOUR BEDROOMS
- KITCHEN/DINER
- CLOAKROOM & FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- OFFICE/STUDY
- WALKING DISTANCE TO TRAIN STATION
- 23FT GARAGE
- DRIVEWAY FOR OFF ROAD PARKING

****A WELL PROPORTIONED FOUR BEDROOM DETACHED MODERN FAMILY HOME LOCATED ON THE FREQUENTLY REQUESTED COCKAYNES LANE DEVELOPMENT IN THE VILLAGE OF ALRESFORD****

This lovely house was constructed approximately six years ago with just a short walk to the mainline railway station to London Liverpool Street and also road access to nearby Colchester or out to the A133/A120 and onwards the A12 corridor to London.

Being constructed recently modern everyday needs have been catered for with a generous living room (with a Bay window), ground floor cloakroom, office/study (for working from home), fitted kitchen/diner with appliances, French doors to the rear garden, four generous first floor bedrooms, (principal bedroom with En-suite), family bathroom and sizeable plot for a development of the age.

The property also has ample parking and a 23ft garage.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door. Storage cupboard under stairs, further storage/meter cupboard. Stair flight to first floor landing. LVT flooring, radiator.

LIVING ROOM

15' 7" x 12' 8" (4.75m x 3.86m)

Double glazed Bay window to front elevation, two radiators. Double doors kitchen/diner.

KITCHEN/DINER

26' 8" x 9' 4" (8.12m x 2.84m)

Double glazed window to rear elevation, two double glazed windows and double glazed French doors to rear garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Concealed wall mounted gas fired boiler. Stainless steel filter hood over a five ring gas hob, double electric oven inset to tall standing unit. Integrated fridge/freezer, integrated dishwasher and pull out pantry/larder unit. Courtesy lighting, led kick board lighting. LVT flooring, two radiators.

OFFICE/STUDY

8' 8" x 6' 11" (2.64m x 2.11m)

Double glazed window to front elevation, radiator.

CLOAKS/UTILITY ROOM

6' 11" x 5' 6" (2.11m x 1.68m)

Extractor fan. Low level WC and wash hand basin with mixer tap. Work top with storage and space for washing machine. LVT flooring, radiator.



BEDROOM ONE

12' 9" x 12' 5" (3.88m x 3.78m)

Double glazed window to front elevation, radiator.

EN-SUITE SHOWER ROOM

6' 5" x 5' 5" (1.95m x 1.65m)

Extractor fan, double glazed window to front elevation. Low level WC, pedestal wash hand basin and shower cubicle with tiled splash backs. Shaver socket, LVT flooring, radiator.

BEDROOM TWO

14' 2" x 10' 2" (4.31m x 3.10m)

Double glazed window to front elevation, radiator.

BEDROOM THREE

12' 11" x 8' 11" (3.93m x 2.72m)

Double glazed window to rear elevation, radiator.

BEDROOM FOUR

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

6' 3" x 5' 9" (1.90m x 1.75m)

Extractor fan, double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and shower to wall over and screen. LVT flooring, radiator.

FRONT GARDEN

Open plan with flower beds and borders. Tarmacadam driveway providing off street parking and leading to garage.

GARAGE

23' 0" x 9' 6" (7.01m x 2.89m)

Up and over door, power and lighting. Eaves storage and personal door to garden.

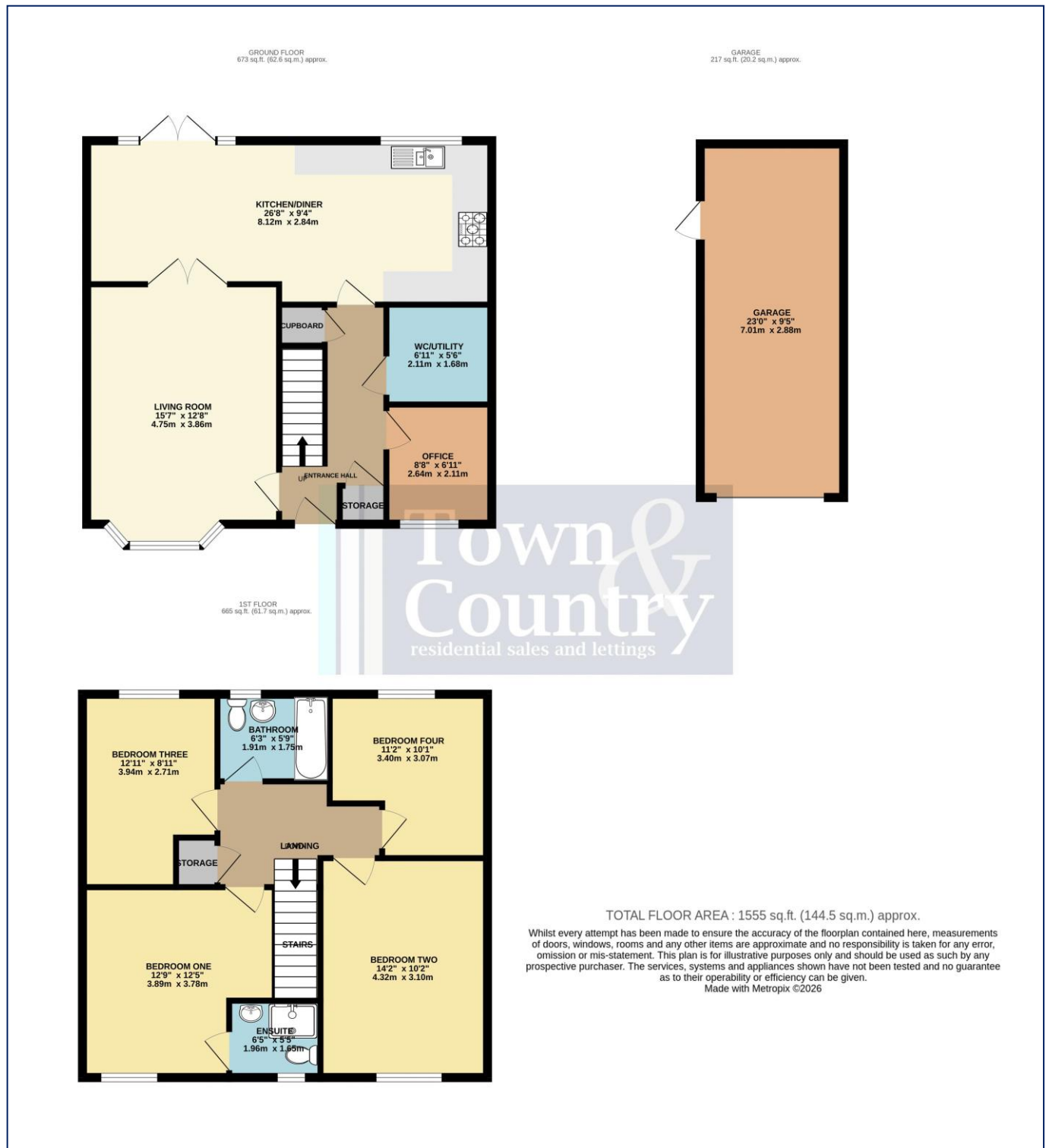
REAR GARDEN

Extending to approximately 42ft. Paved patio area, laid mainly to lawn, outside water tap and side access.





Score	Energy rating	Current	Potential
92+	A		110 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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