



**5 bedroom
Semi-Detached
House located
in Alesford.**

**Guide Price
£450,000 - £500,000**

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JOHN ALEXANDER
ESTATE AGENTS

Ford Lane Alresford Colchester CO7 8AS

FULL DESCRIPTION

THE HOME

The property boasts flexible living arrangements, which essentially means that it comes with five well-proportioned double bedrooms, a spacious kitchen/diner, and a cosy lounge. Additionally, there is the option to transform the ground floor study and adjacent shower room into a sixth bedroom complete with an en-suite facility. The sizable double garage presents further potential to be repurposed into additional habitable space which, along with the study and shower room, could be crafted into a separate annex. This space would be ideal for creating a self-contained unit with its own kitchen, bathroom, and bedroom, perfect for accommodating extended family with a need for accessibility or privacy.

Embrace the luxury of abundant parking space on the capacious drive before stepping into the inviting entrance hall, which ceremoniously directs you to the various ground floor amenities, including the study (potential sixth bedroom), a convenient downstairs shower room, the expansive lounge, and the heart of the home, the kitchen/diner. Imagine culinary delights crafted in a kitchen/diner that radiates warmth from underfloor heating and is drenched in natural light streaming through 4 meters of sleek bi-fold doors, a grand roof lantern, dual skylights, and a charming window situated above the traditional butler-style sink. At the centre of this modern-day hearth is a commanding kitchen island featuring a generous breakfast bar, a professional five-burner gas range, and an integrated wine cooler—all designed with both function and the spirit of socialising in mind. Flanked by extensive countertops and a wealth of storage options both overhead and underneath, this

kitchen is both a chef's dream and the family's gathering spot.

Adjacent to this culinary expanse is a dining space that can easily accommodate a table set for ten, ensuring that every meal is a festive gathering. Tucked just around the corner, a cosy snug area seamlessly extends the warm ambiance of the kitchen/diner, creating the perfect nook for relaxation.

The lounge serves as a refined retreat with dual access from the hallway and kitchen/diner, featuring an inviting open fireplace and a generous bay window that floods the room with light. Across the hall, the versatile study awaits, with the tantalizing potential to transform into a sixth bedroom, while the nearby downstairs cloakroom, equipped with a shower, completes this floor with thoughtful practicality.

Ascending to the upper level, you discover five distinctive double bedrooms, each exuding its own charm.

The principal suite impresses with a dedicated dressing area that presents the potential for adding a private en-suite. The secondary bedroom boasts an existing en-suite, enhancing its appeal and convenience.

The third and fourth bedrooms are mirror images in size, offering symmetrical elegance. Bedroom five, though the most compact of the doubles, enjoys a prominent position at the front of the property. This floor is also home to a contemporary four-piece family bathroom, complete with a separate luxurious bath and a spacious walk-in shower, serving the needs of the household with style and sophistication.



5



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EPC

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The generously proportioned double-length garage, accessible via an up-and-over door from the driveway, features a double-glazed door that leads to the serene rear garden, as well as direct indoor access to the study.

THE GARDEN

Ensnconed beside the kitchen is a luxurious hot tub, strategically placed for privacy and ease of access.

As you meander towards the garden's end, you are greeted by a charming summer house and a useful shed, perfect for storage or potential outdoor hobbies. The garden itself is predominantly laid to a well-maintained lawn, accompanied by a patio area conveniently adjacent to the house, ideally situated for alfresco dining and entertaining. The space is thoughtfully illuminated by strategic outdoor lighting, enhancing its evening ambiance.

Adding to the garden's family-friendly appeal are delightful features that include a whimsical children's play treehouse and an elevated pond that attracts local wildlife, all contributing to a private oasis that can be treasured by all ages.



KITCHEN/DINER/SNUG
24' 4" x 23' 0" (7.42m x 7.01m)

LOUNGE
14' 10" x 10' 5" (4.52m x 3.18m)

STUDY
9' 7" x 7' 6" (2.92m x 2.29m)

BEDROOM ONE
18' 5" x 11' 1" (5.61m x 3.38m)

BEDROOM TWO
14' 10" x 10' 5" (4.52m x 3.18m)

BEDROOM THREE
9' 6" x 10' 7" (2.9m x 3.23m)

BEDROOM FOUR
11' 11" x 7' 10" (3.63m x 2.39m)

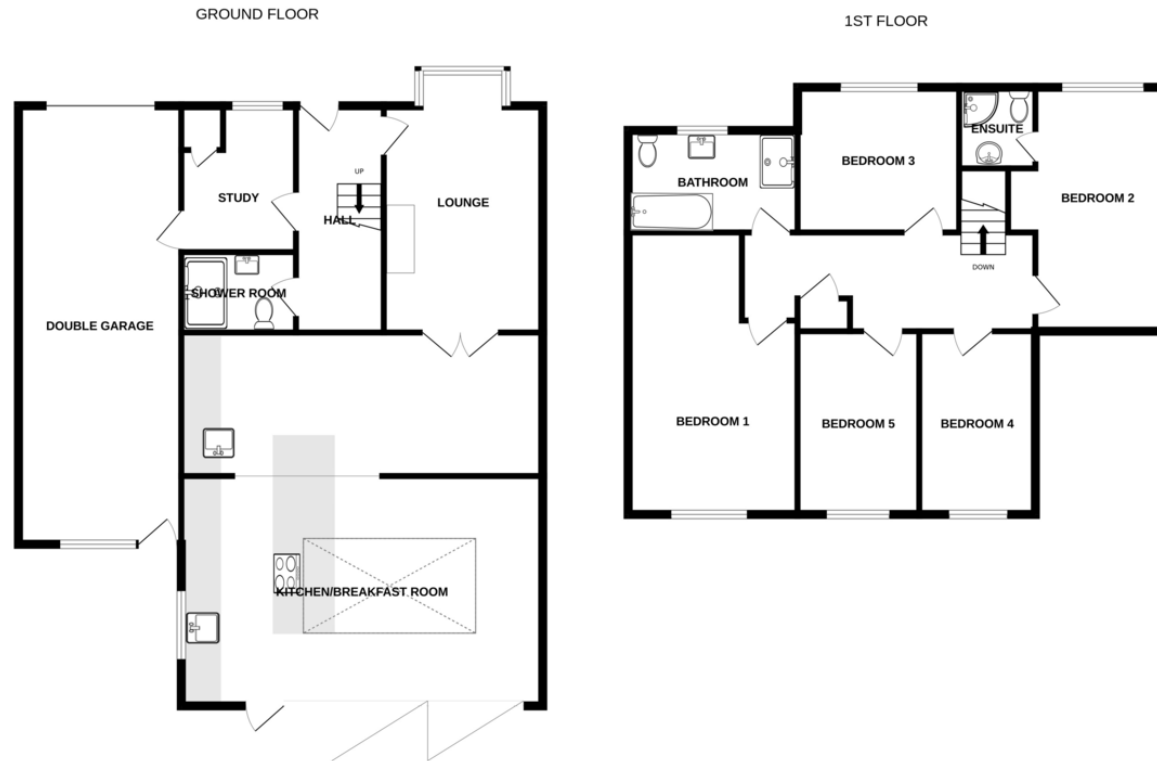
BEDROOM FIVE
12' 0" x 8' 0" (3.66m x 2.44m)

BATHROOM
6' 8" x 11' 2" (2.03m x 3.4m)



Ford Lane, Alresford, Colchester, CO7 8AS

FLOORPLAN



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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DIRECTIONS

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