



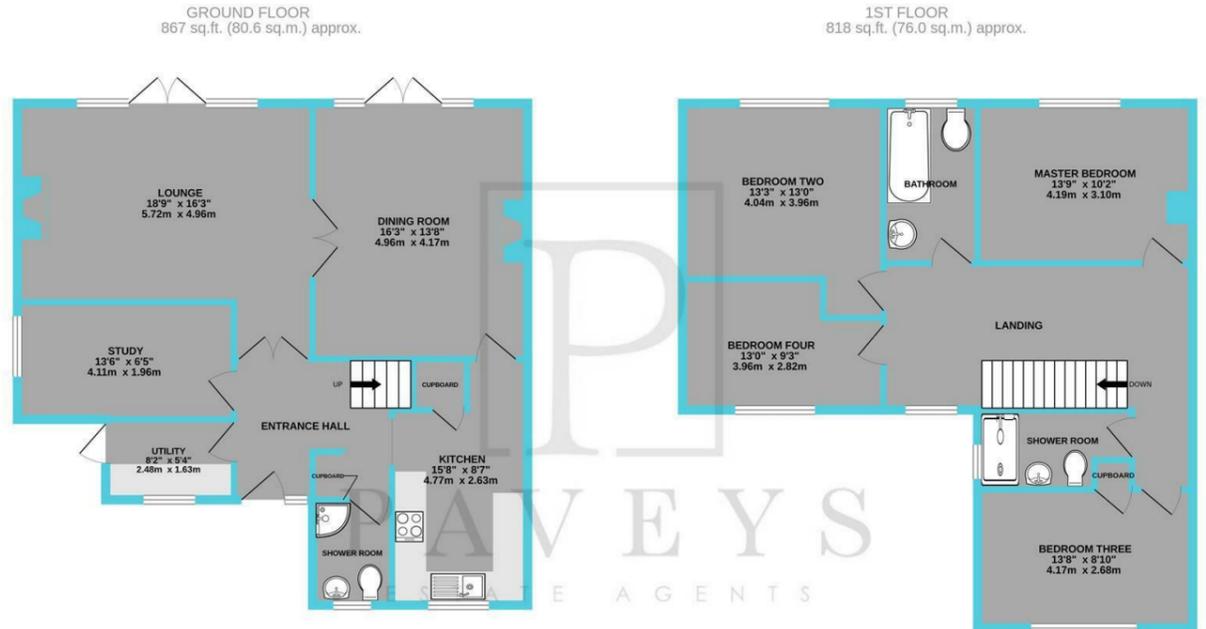
21, Hawkins Road  
Colchester, CO7 8ED

Guide price £400,000 Freehold



PAVEYS  
ESTATE AGENTS

\*\*\*GUIDE PRICE £400,000-£425,000\*\*\* Nestled on Hawkins Road in the charming village of Alresford, Colchester, this delightful extended semi-detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families seeking a spacious home in a friendly neighbourhood. The established south-facing garden is a standout feature, providing an abundance of natural light and a lovely outdoor space for relaxation or entertaining. Imagine enjoying sunny afternoons in your garden, a perfect retreat for both children and adults alike. Inside, the property boasts generous living areas that are designed for modern living. The spacious layout offers three reception rooms and a warm, inviting atmosphere. Whether you are hosting friends or enjoying a quiet evening at home, this house caters to all your needs. The location is particularly advantageous, with local shops and a primary school just a stone's throw away. This makes daily errands and school runs a breeze, adding to the overall appeal of the property. Alresford has its own rail station and is perfect for those commuting into Liverpool Street and central London. In summary, this extended semi-detached house on Hawkins Road is a wonderful opportunity for those looking to settle in a vibrant community. With its spacious interiors, lovely garden, and proximity to essential amenities, it is a home that truly deserves your attention.



TOTAL FLOOR AREA : 1685 sq.ft. (156.6 sq.m.) approx.  
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	76	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

#### ENTRANCE HALL

Feature stained glass UPVC double glazed door and matching side panel to front, tiled flooring, under floor heating, stair flight to first Floor, coved ceiling.

#### CLOAKROOM/SHOWER ROOM

Suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, tiled flooring, fully tiled walls, spot lights, under floor heating.

#### LOUNGE 18'9 x 16'3 (5.72m x 4.95m)

Double glazed double doors and windows to rear garden, glazed double doors to Dining Room, fitted carpet, coved ceiling, feature fireplace with surround and hearth, wall lights, TV points, under floor heating.

#### DINING ROOM 16'3 x 13'8 (4.95m x 4.17m)

Double glazed double doors and windows to rear garden, glazed double doors to Lounge, laminate flooring, coved ceiling, feature fireplace with surround and hearth, radiator.

#### KITCHEN 15'8 x 8'7 (4.78m x 2.62m)

Over and under counter units, work tops, inset sink drainer with mixer tap. Space for cooker, extractor over, space and plumbing for dishwasher. Double glazed window to front, laminate flooring, spot lights, part tiled walls, coved ceiling, under stairs cupboard, door to Dining Room.

#### STUDY 13'6 x 6'5 (4.11m x 1.96m)

Double glazed window to side, fitted carpet, coved ceiling, under floor heating.

#### UTILITY ROOM 8'2 x 5'4 (2.49m x 1.63m)

Over and under counter units, fitted work top. Space and plumbing for washing machine, spaces for fridge freezer and tumble dryer. Double glazed window to front, UPVC double glazed window to side, tiled flooring, under floor heating.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Spacious landing, double glazed window to front, fitted carpet, coved ceiling, spot lights, loft hatch giving access to combination boiler (not tested by Agent).

##### MASTER BEDROOM 13'9 x 10'2 (4.19m x 3.10m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

##### BEDROOM TWO 13'3 x 13' (4.04m x 3.96m)

Double glazed window to rear, fitted carpet, coved ceiling, spot lights, radiator.

##### BEDROOM THREE 13'8 x 8'10 (4.17m x 2.69m)

Double glazed window to front, laminate flooring, coved ceiling, built in cupboard, radiator.

##### BEDROOM FOUR 13' x 9'3 (3.96m x 2.82m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

#### BATHROOM

White suite comprising low level WC, vanity unit with wash hand basin, mirror, shelving, lighting and cupboards beneath and jacuzzi bath. Double glazed window to rear, tiled flooring, part tiled walls, coved ceiling, extractor fan, radiator.

#### SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, part tiled walls, coved ceiling, spot lights, extractor fan, chrome heated towel rail.

#### OUTSIDE FRONT

Paved driveway to the front affording access to the garage and parking to the front of the property, gated access to rear garden, exterior lighting, conifer hedgerow.

#### OUTSIDE REAR

A pretty South facing established garden with Indian slate patio area, lawn area with established planting and trees, panel fencing. Timber shed, exterior lighting, exterior power points, water feature, detached studio with power, courtesy door giving access to the Garage, gated access to front.

#### DETACHED GARAGE 18'7 x 11'7 (5.66m x 3.53m)

Electric roller door, pitched and tiled roof, power and light connected (not tested by Agent), double glazed courtesy door to rear garden, double glazed window to side.

#### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

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#### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.