



Conifer Close, Alresford, Colchester

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.

Guide price £375,000

Conifer Close

Alresford, Colchester, CO7



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

The Property

The entrance hall creates an inviting first impression with access to the principal reception rooms and staircase rising to the first floor. Positioned to the front of the property is a useful study, ideal for home working, together with a ground floor cloakroom/WC.

The kitchen is fitted with a range of modern white gloss wall and base units complemented by laminate work surfaces, integrated double oven and induction hob, with space for additional appliances. A separate utility room provides further storage and laundry space with external side access.

To the rear, the sitting room is a comfortable and well-proportioned living space centred around a feature fireplace, with wide openings leading through to both the dining room and conservatory creating the perfect entertaining space. The conservatory spans the rear elevation and enjoys direct access onto the garden; a versatile additional reception area filled with natural light.

Upstairs, the landing leads to four bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room, while the remaining bedrooms offer flexibility for family accommodation, guests or additional workspace. There is also a further family bathroom.

The Outside

The rear garden is enclosed and mainly laid to lawn with established planting borders, patio seating areas and gated side access. The conservatory opens directly onto the garden, creating a natural connection between the internal and external living spaces.

To the front, the property is approached via a generous driveway providing ample off-road parking and access to the detached garage, which benefits from power and an up-and-over door.

The Area

Alresford is a well-connected village offering a range of local amenities including shops, schooling, public houses and everyday conveniences. The nearby mainline station provides direct links to London Liverpool Street, making the area popular with both commuters and families seeking a balance between countryside surroundings and accessibility. The surrounding Essex countryside also offers a variety of walking routes and open green spaces.

Further Information

Tenure: Freehold

Local Authority: Tendring

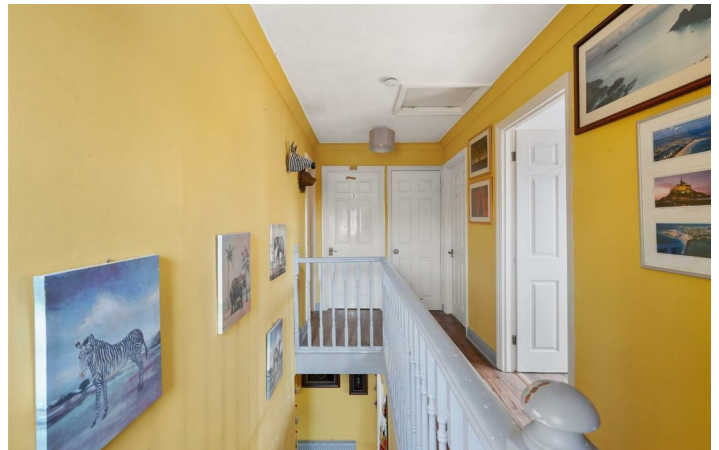
Property Construction: Brick

Council Tax Band: E

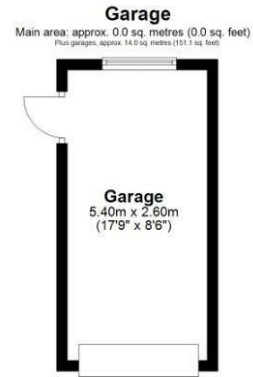
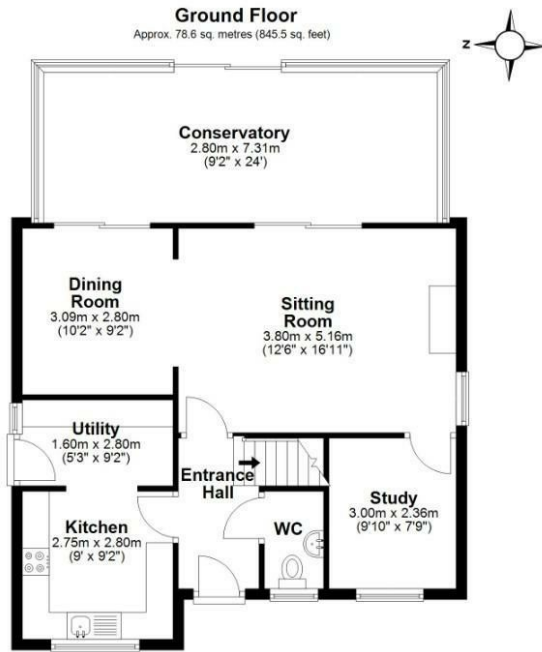
Services: Mains gas, electricity, water and drainage connected.

EPC Rating: C

Mobile Coverage



Floor Plan



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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 (82-91) A (61-81) B (49-60) C (35-48) D (29-34) E (21-28) F (1-20) G	82	 (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (11-20) F (1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	