



**1 Harvest Way**  
**Elmstead, Colchester, Essex**

**DAVID  
BURR**





# 1 Harvest Way, Elmstead, Colchester, Essex, CO7 7YD

Elmstead is a popular village to the east of Colchester offering a wide range of amenities including a post office, village shop, church, petrol station, café and restaurant. The town of Colchester is only 3 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes). Wivenhoe train station approximately a 10 minute drive.

A well-appointed four bedroom (one en-suite) detached bungalow occupying a corner plot and located within the village of Elmstead. Having benefitted from recent decoration and renovation by the current owners the property is well presented throughout and has a great advantage of a versatile layout. Of particular note is the spacious 20 ft sunroom across the rear of the property opening on to the private established rear gardens. Further benefits to the property include a sitting room with multi-fuel stove, a garage and ample off-road parking for a number of vehicles and the established well-screened gardens.

## **A well-presented four bedroom (one en-suite) detached bungalow benefitting from garaging, off-street parking and established gardens.**

Panel glazed UPVC door opening to:

**HALLWAY:** With tiled flooring throughout, hatch to loft, radiators, doors to two storage cupboards and doors to:

**DINING ROOM:** 3.84m x 2.29m (12' 7" x 7' 6") With window to side, radiator, currently being utilised as a dining room but offering excellent scope as a further bedroom or study if required.

**SITTING ROOM:** 4.09m x 3.48m (13' 5" x 11' 5" plus alcoves) With features including central brick fireplace with oak bressumer and inset multi-fuel burning stove, wall-lighting, radiator and doors to:

**SUNROOM:** 6.25m x 2.67m (20' 6" x 8' 9") An impressive room spanning the rear of the property affording views over the gardens and benefitting from electric underfloor heating, fitted blinds, double doors to rear and further door to side. Door leads back through to:

**KITCHEN:** 3.17m x 2.66m (10' 4" x 8' 8") Fitted with a matching range of white gloss base units and wall-mounted cupboards. Work surface with one and a half bowl porcelain sink and drainer unit, space and plumbing

for appliances. Overhead stainless steel chimney hood and window to the side.

**SHOWER ROOM:** Recently refitted with a corner cubicle with mixer shower, vanity unit with mono-block mixer tap, close-coupled WC, heated towel rail and window to side.

**MASTER BEDROOM:** 3.91m x 3.02m (12' 10" x 9' 11") With window to front aspect overlooking gardens, radiator and door to:

**EN-SUITE BATHROOM:** 3.05m x 2.44m (10' 0" x 8' 0") Fitted with a double-ended bath with glazed shower screen and mixer shower, close-coupled WC, wash basin, heated towel rail and additional thermostatic controlled electric radiator, large built-in storage cupboard and window to side.

**BEDROOM 2:** 3.91m x 2.67m (12' 10" x 8' 9") Window to front aspect overlooking garden, radiator and coving.

**BEDROOM 3:** 3.86m x 2.51m (12' 8" x 8' 3") Window to side, radiator and coving.



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**BEDROOM 4:** 2.72m x 2.46m (8' 11" x 8' 1") Window to side, radiator and alcove.

## Outside

The property is located on a corner plot on a well-planned development. Approached via a private driveway leading up to:

**GARAGE:** 4.85m x 2.46m (15' 10" x 8' 0") With up and over door to front, personnel door to side and light and power connected.

Gated access is provided to the rear gardens which continue around to the side of property and are enclosed by timber panel fencing. The gardens have recently been landscaped and laid predominantly to lawn interspersed with shrub beds and borders. There are three garden sheds, water tap, outside electrics and exterior lighting.

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** D. A copy of the energy performance certificate is available on request.

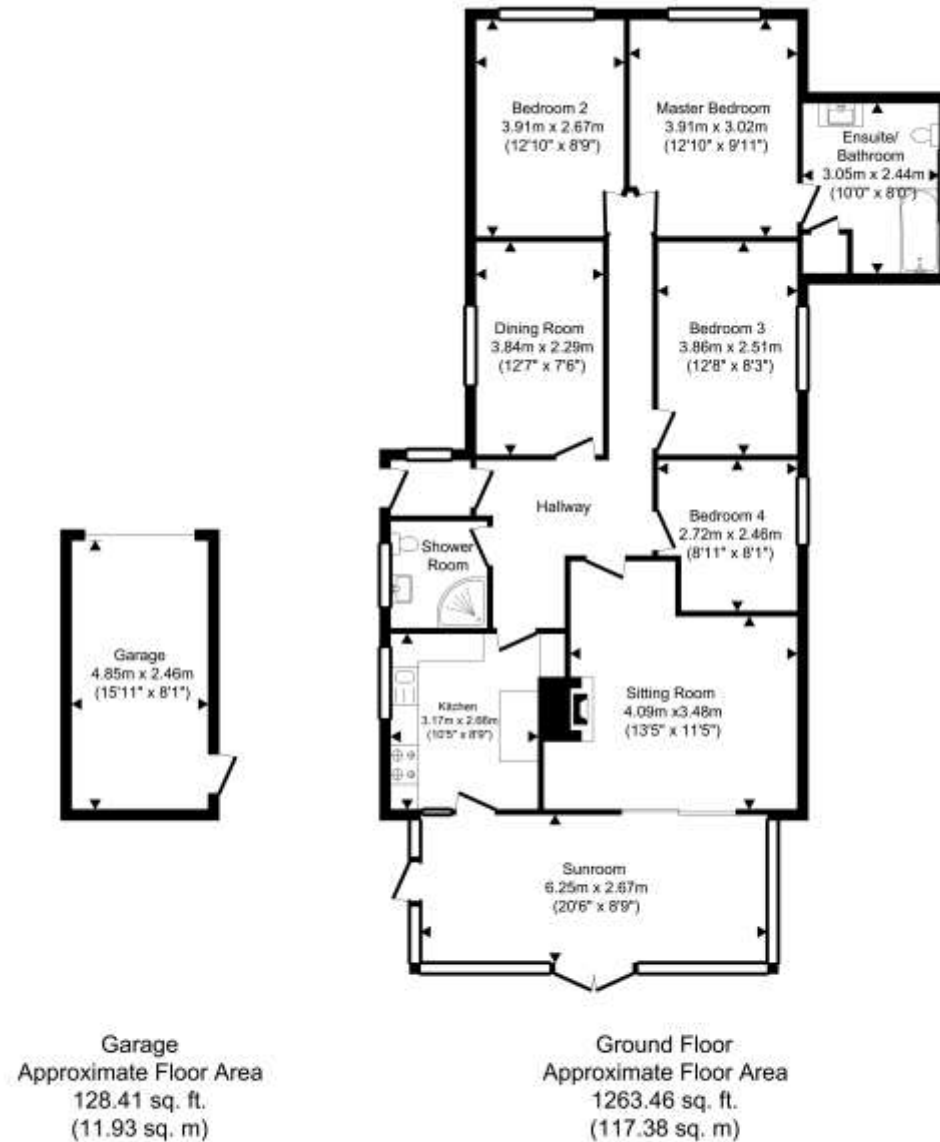
**LOCAL AUTHORITY:** Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE (01255 686868)

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation

to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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TOTAL APPROX. FLOOR AREA 129.31 SQ.M. (1391.88 SQ.FT.)

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