

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Clacton Road

Elmstead Market, CO7 7DA

Offers in excess of £400,000



4



3



1



C



# Clacton Road

Elmstead Market, CO7 7DA

Offers in excess of £400,000



## Summary Continued

When constructed in 2004 the property was built with an external chimney at the side of the lounge. Whilst this has been covered up by the current owners, we believe that there is a possibility this could be reopened up and used as an open fire place or wood burner if required. We would recommend that potential buyers make their own enquiries to confirm if this is possible.

In the garden is a good sized timber shed and a brick built detached garage with pitch tiled roof, supplied with light and power, offering ample storage space within the eaves.

There is block paved driveway parking for two cars in front of the garage and for visiting guests there is a very handy community car park almost opposite the property plus additional parking in front of the kitchen window.

Elmstead Market is superbly positioned to give access in all directions, to the A133/A12 and in the other the city of Colchester is only a short drive away as well as the University at Wivenhoe. Elmstead Market also offers easy access to Wivenhoe train station providing services into London Liverpool Street and Colchester Mainline Train Station.

The village of Elmstead Market is a previous winner of the Anglia in Bloom Award and has a strong reputation for being well presented and maintained. Everyone who passes through the village is greeted by it's charming public spaces and offers it's own shops facilities and local services.

Facilities include the Parish church of St Anne and St

Lawrence and the community hall, local supermarket Spa shop, petrol station and a post office.

## Front Garden

A block paved driveway providing off street parking for at least two vehicles one behind the other in front of the garage adjacent to the property.

## Entrance Hall

A double glazed entrance door leading into the entrance hallway, radiator and stairs rising to first floor.

## Downstairs Cloakroom W.C.

New replacement suite comprising window to front, radiator, low flush W.C, double width vanity unit with drawers beneath, extractor fan and tiling.

## Kitchen/Breakfast Room

16' x 10'5 (4.88m x 3.18m )

A very impressive modern replacement kitchen in high gloss contemporary style with a superb range of gloss fronted units comprising ample base drawers and eye level units, integrated dishwasher and washing machine, integrated double oven with hob and extractor hood over, a large American style fridge freezer in bespoke recess to remain, ample worksurfaces and breakfast bar which can seat up to four people, a one and a half bowl sink unit, a vertical radiator, recessed ceiling spotlights, LVT flooring, windows to front and side which are southerly and westerly facing making this an extremely light and sunny room for a good part of the day.

## Lounge

16' x 10'8 (4.88m x 3.25m)

French doors and windows opening out onto the garden, two radiators and wall light points. The property was built with a chimney breast and the fireplace within this

room which has since been covered. The vendor believes that this could be reopened if required to revert usage back to an open fireplace or install a wood-burner.

### **First Floor Landing**

Radiator, a lovely southerly facing window making this a very light and sunny area and there is space in this area to accommodate a desk area for anyone working from home.

### **Bedroom One**

12'7 x 11' (3.84m x 3.35m)

Radiator, window to rear and wardrobes which may be remaining.

### **En-Suite**

A modern replacement contemporary suite comprising fully tiled walk in shower enclosure, towel rail, wash hand basin, low level W.C., fitted mirror with integrated light and extractor fan.

### **Bedroom Two**

15'8 x 10' (4.78m x 3.05m )

Double radiator and windows to front and side (easterly facing) making this a very bright and sunny room especially in the mornings.

### **Family Bathroom**

A new replacement suite comprising full size P-shaped bath with shower over, a anthracite grey heated towel rail, low flush W.C., double width vanity wash hand unit, extractor fan, window to rear, door to airing cupboard with large tank and an illuminated mirrored cabinet.

### **Second Floor Landing**

Doors to bedrooms three and four.

### **Bedroom Three**

12'8 x 10' (3.86m x 3.05m)

Built in double wardrobes, radiator and window to rear.

### **Bedroom Four**

11' x 10'0 (3.35m x 3.05m )

Built in double wardrobes, radiator and window to front (south aspect).

### **Garage**

A good sized garage supplied with light and power, ample eaves storage space, an up and over door and a personal side door giving direct access from the rear garden.

### **Rear Garden**

Has been extensively upgraded with contemporary panel fencing surrounding the garden which is completely unoverlooked from the rear.

The garden is neatly laid to lawn with flower and shrub

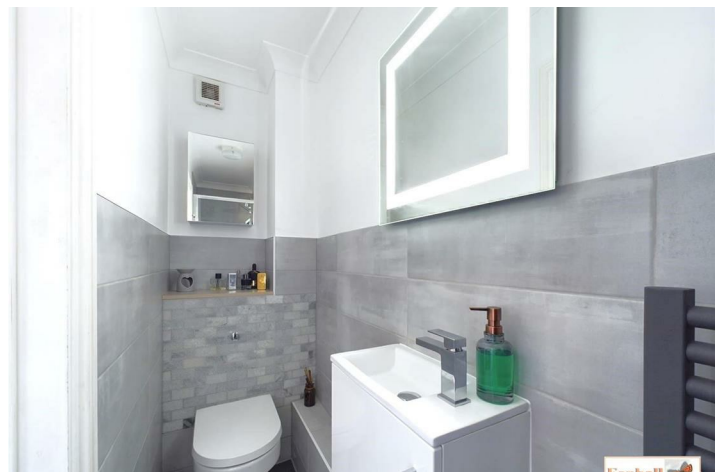
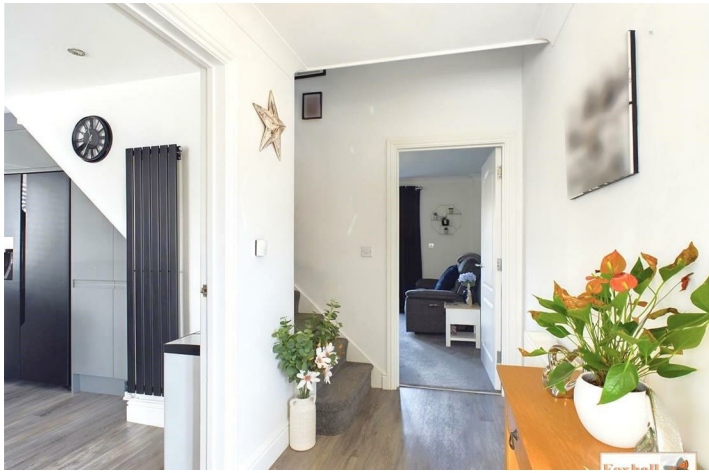
borders with large patio area. There is also a spacious side storage area which has been gravelled, ideal for the storage of wheelie bins, garden furniture etc. There is a sturdy wooden gate giving access from the side driveway into the rear garden.

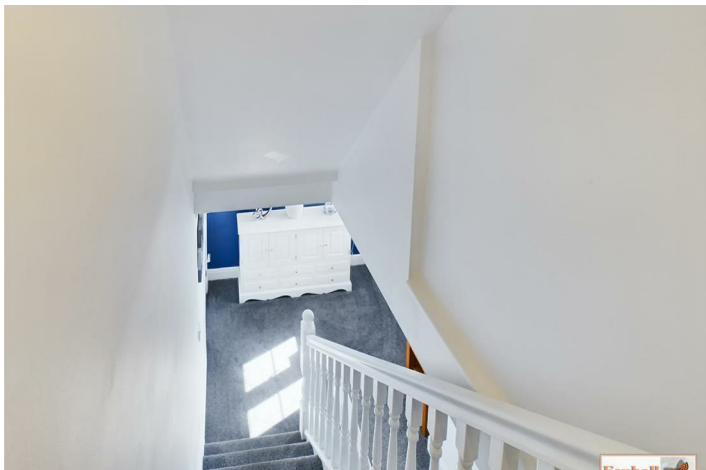
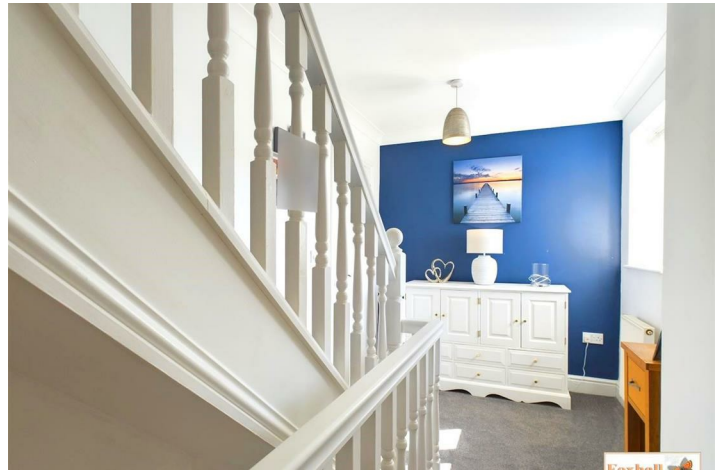
A good size timber shed on a concrete base is to remain.

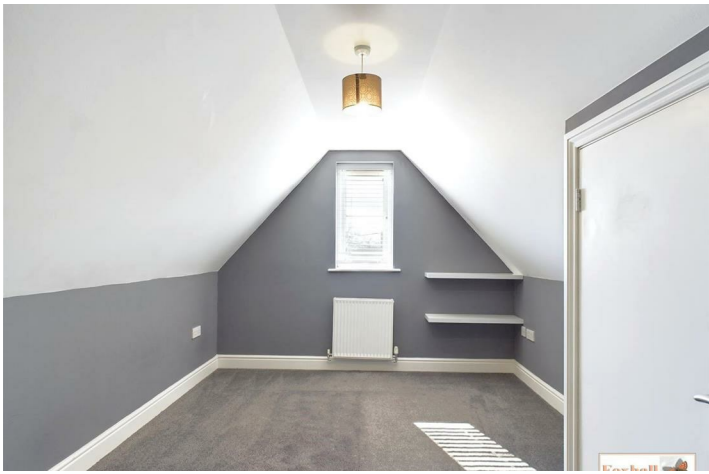
### **Agents Note**

Tenure - Freehold

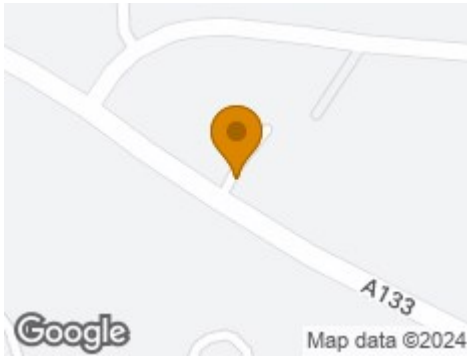
Council Tax Band D







## Road Map



## Hybrid Map



## Terrain Map



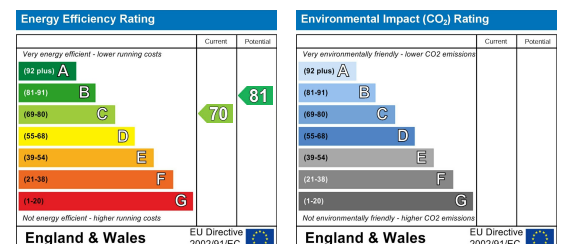
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.