



Winterbourne Gardens, Elmstead, Colchester, CO7 7FG

welcome to

Winterbourne Gardens, Elmstead, Colchester

This four bedroom detached family home is situated in the popular village of Elmstead. The village benefits from local amenities, two schools and a lovely area of woodland trust ground, as well as popular Beth Chatto botanical gardens. The nearest train station is found in the village of Alresford.



Early viewing is advised of this well presented and spacious detached family home situated on the east side of Colchester, within 5 miles of Colchester's city centre.

Ground floor accommodation comprises entrance hall, cloakroom, generous lounge and 23 ft kitchen/diner. The first floor offers four bedrooms, en suite and family bathroom.

Externally there is off road parking, a garage/outbuilding and enclosed rear garden.

Entrance Door To:

Entrance Hall

13' 2" max x 8' 7" max (4.01m max x 2.62m max)
Laminate flooring, stairs to first floor, under stairs storage cupboard, radiator, upvc double glazed window to front, doors to:

Cloakroom

Upvc double glazed window to side, white suite comprising low level w.c. and wash hand basin, tiled floor, radiator, part tiled walls.

Lounge

16' 10" max x 14' max (5.13m max x 4.27m max)
Upvc double glazed window to front, sliding doors to kitchen/diner, carpet, two radiators and attractive feature wall.

Kitchen / Diner

21' max x 10' 1" max (6.40m max x 3.07m max)
Upvc double glazed windows to rear and French doors to garden, newly installed and fully integrated kitchen comprising range of royal blue base and eye level units, floor to ceiling larder cupboards with central space to house American style fridge/freezer, Oak work surfaces, inset ceramic butler sink unit with mixer tap, Stoves range cooker with 7 gas burner and multiple electric oven/grill and tiled splash back with eternal extractor cooker hood, integrated wireless appliances including dishwasher, washing machine

and wine cooler, cupboards housing boiler, decorative radiator, marble effect ceramic tiled flooring.

First Floor Accommodation

Landing

Upvc double glazed window to side, carpet, radiator, built-in airing cupboard, loft access, doors to:

Bedroom One

12' 6" max x 11' 10" max (3.81m max x 3.61m max)
Upvc double glazed window to front, radiator, carpet, door to:

En Suite

Modern suite comprising shower cubicle, low level w.c. and wash hand basin, ladder heated towel rail, extractor fan, tiled floor, part tiled walls.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)
Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

11' 6" max x 10' 10" max (3.51m max x 3.30m max)
Upvc double glazed window to front, radiator, carpet.

Bedroom Four

8' 5" x 7' 1" (2.57m x 2.16m)
Upvc double glazed window to rear, radiator, carpet.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, wash hand basin and low level w.c., tiled floor, part tiled walls, heated towel rail, wall mounted TV to remain, upvc double glazed window to rear,

Outside

There is a driveway to the side providing off road parking with double access gates.

There is a GARAGE measuring 13' 1 x 8' which has been split into two sections with one section being

currently used as a bedroom with built-in wardrobe, door to side and electric heater. The other half is used as a storage area with up and over door, power and light available.

The rear garden is well maintained comprising of paved, lawned and decked sections, all enclosed by brick wall and panel fencing.

Agents Notes

The property is installed with an EV charger to the front of property.

The property also benefits from Air Conditioner units both downstairs and upstairs that can be used to cool or heat the property.



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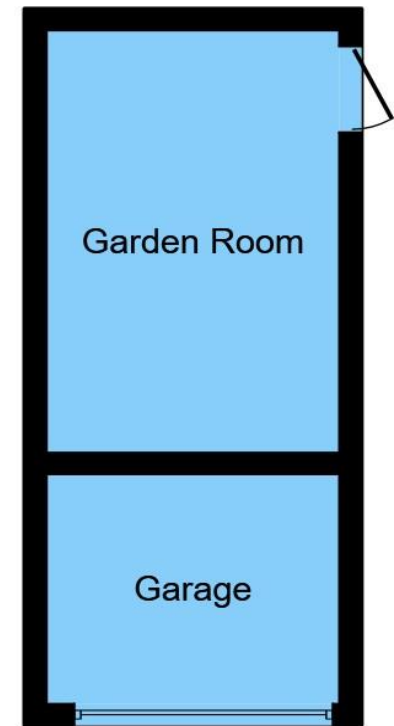




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Winterbourne Gardens, Elmstead, Colchester

- Spacious Detached Family Home
- Generous Living Accommodation
- Cloakroom, En Suite & Family Bathroom
- Four Bedrooms
- Off Road Parking
- Garage/Outbuilding
- Popular Village Location

Tenure: Freehold EPC Rating: B

Guide price

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120212 - 0004

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