









welcome to

Colchester Road, Elmstead, Colchester

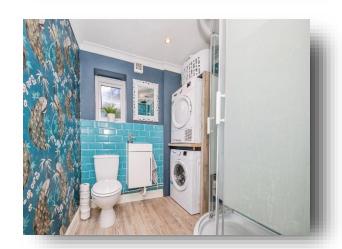
This stunning detached family home is situated in the popular village of Elmstead, which benefits from local amenities, two schools and a lovely area of woodland trust ground, as well as popular Beth Chatto botanical gardens. A train station can be found in the nearby village of Alresford.













This attractive detached house is situated in a village location and offers excellent access to the University of Essex. The property offers spacious and beautifully presented accommodation which could be perfect for a family home. An early viewing is essential to fully appreciate the size and quality of accommodation on offer.

Ground floor accommodation comprises entrance hall, lounge with French doors onto the garden, dining room, family room, modern kitchen/breakfast room and shower room/utility. The first floor offers five generous double bedrooms and a bespoke family bathroom.

Externally there is a gravel driveway providing off road parking for several cars. The large rear garden offers plenty of space for relaxation and entertaining,

Side Entrance Door To:

Entrance Hall

Radiator, stairs to first floor with under stairs storage, laminate wood flooring, doors to:

Lounge

18' 10" x 16' (5.74m x 4.88m)

Double glazed window to side, double glazed French doors to rear, feature log burner, two radiators, carpet.

Dining Room

16' 1" x 11' 5" (4.90m x 3.48m)

Double glazed window to front, radiator, laminate wood flooring.

Sitting Room

12' 2" x 10' 8" (3.71m x 3.25m)

Double glazed windows to front and side, feature cast iron fireplace, carpet.

Kitchen / Breakfast Room

23' 1" max x 12' 3" max (7.04m max x 3.73m max) Double glazed windows to front and side, radiator, upvc double glazed door to garden, range of contemporary base and eye level units, work surfaces, inset ceramic sink and drainer unit, tiled splashbacks, built-in double oven, integrated gas hob with cooker hood over, spotlights, laminate wood flooring, radiator, feature fireplace to breakfast area.

Shower Room

Double glazed window to side, shower cubicle, low level w.c., wash hand basin in vanity unit, tiled walls, spaces for washing machine and tumble dryer, laminate wood flooring.

First Floor Accommodation

Landing

Loft access, inset spotlights, built-in airing cupboard, doors to:

Bedroom One

15' 10" max x 15' 5" max (4.83m max x 4.70m max) Double glazed windows to side and rear, eaves storage, loft access, inset spotlights, radiator, sloping ceiling.

Bedroom Two

16' x 8' 7" max (4.88m x 2.62m max) Double glazed window to front, radiator, eaves storage, loft access, sloping ceiling.

Bedroom Three

12' 3" x 12' (3.73m x 3.66m)

Double glazed windows to front and side, carpet, radiator.

Bedroom Four

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed windows to side and rear, radiator, carpet.

Bedroom Five

12' x 8' 9" (3.66m x 2.67m)

Double glazed window to side, radiator, built-in storage cupboard.

Family Bathroom

Double glazed window to side, modern white suite comprising free standing tub bath with free standing tap, low level w.c. and bowl wash hand basin set into attractive vanity unit with mixer tap, radiator, part panelled walls, laminate wood flooring, inset spotlights.

Outside

There is off road parking for several vehicles.

There is a south facing rear garden which is mainly laid to lawn with plant and flower borders, all retained by panel fencing. There is a shed with power and side access to front.

Agents Note

There has been a treatment plan previously undertaken for Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.























Ground Floor

First Floor

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

welcome to

Colchester Road, Elmstead, Colchester

- Attractive Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast Room
- Five Double Bedrooms
- Shower Room & Bathroom
- Ample Parking & Large Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: D Council Tax Band: F

offers in excess of

£600,000











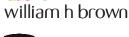


Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: CCS116894 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.