



**Davencolne, Chapel Lane, Elmstead, COLCHESTER, CO7 7AG**



**welcome to**

**Davencolne, Chapel Lane, Elmstead, COLCHESTER**

£375,000-£400,000 Guide Price. This exceptional DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT providing AMPLE FAMILY ACCOMMODATION. Situated in the SOUGHT-AFTER VILLAGE OF ELMSTEAD MARKET to the East of Colchester the property is ideal for local schools, a choice of shops and various amenities.



### Entrance

The property is entered via the front door with double glazed insets leading to:

### Entrance Hall

Obscure double glazed windows to the front and side aspects, radiator, stairs rising to the first floor and doors leading to;

### Living Room

24' x 11' 10" max ( 7.32m x 3.61m max )

Double glazed French doors opening onto the rear garden, double glazed window to the front aspect, chimney breast, fireplace feature with log burner and two radiators.

### Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap, tiled splashbacks, radiator and tiled flooring.

### Kitchen / Dining Room

20' 2" x 13' 4" max ( 6.15m x 4.06m max )

Double glazed bi-folding doors opening onto the rear garden (with electric blinds), double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop (incorporating the breakfast bar), range of white high-gloss wall and floor mounted matching cupboards and drawers with under-lighting (housing the Vaillant boiler), integral fridge and freezer, built-in electric double oven with four-ring induction hob and cooker hood over, plumbing for a washing machine, two designer vertical radiators and inset spotlights.

### First Floor Landing

Double glazed window to the rear aspect, access to the loft and doors leading to;

### Bedroom One

13' 2" x 11' 10" into wardrobes max ( 4.01m x 3.61m into wardrobes max )

Double glazed window to the front aspect, built-in wardrobes, radiator and a wardrobe door leading to:

### En-Suite Shower

Shower cubicle with adjustable shower head/mixer and part tiled walls.

### Bedroom Two

10' 6" x 10' 2" max ( 3.20m x 3.10m max )

Double glazed window to the front aspect, built-in cupboard and a radiator.

### Bedroom Three

9' 6" x 8' 10" max ( 2.90m x 2.69m max )

Double glazed window to the rear aspect and a radiator.

### Family Bathroom

Obscure double glazed window to the rear aspect, P-shaped with mixer tap, adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, tiled walls and tiled flooring.

### Rear Garden

The enclosed rear garden is mainly paved with a lawned area, raised decked with pergola to the rear, external tap and further access via the front gate and side path.

### Front Garden

The front garden is mainly laid to lawn with a pathway leading up to the front door.

### Garage

Integral garage with up and over door to the front.

### Parking

The driveway can be found to the front of the property providing off road parking.



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## **Davencolne, Chapel Lane, Elmstead COLCHESTER**

- Three Bedrooms
- Detached Family House
- High-Gloss Kitchen/Dining Room
- Bi-Folding Doors to the Rear Garden
- Master Bedroom with En-Suite Shower

Tenure: Freehold EPC Rating: D

guide price

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ108853 - 0005

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