



**3 bedroom  
Detached  
Bungalow  
located in  
Elmstead.**

Guide Price  
**£325,000 - £350,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Chapel Lane Elmstead Colchester CO7 7AG

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £325,000 TO £350,000\*\*\*

Welcome to this beautifully presented and generously sized bungalow, ideally located in the sought-after village of Elmstead Market. This delightful home features a bright and airy open-plan lounge/diner, a well-equipped kitchen, three comfortable bedrooms, and a modern family bathroom.

### STEP INSIDE

As you step inside, you're greeted by an inviting entrance hallway that sets the tone for the rest of the home. This central space provides seamless access to all the key rooms on the ground floor, including a stylish and well-appointed kitchen/diner - perfect for family meals or entertaining guests - and a generously sized lounge area, ideal for relaxing or socialising. For added convenience, there's also a WC combined with a practical utility room, offering both functionality and ease for busy day-to-day living.

The property boasts three well-proportioned bedrooms and a modern family bathroom, making it perfectly suited for comfortable and practical family living.

### STEP OUTSIDE

The rear garden is a private and enclosed oasis, primarily laid to lawn with a delightful patio area. A handy shed provides additional storage space, ensuring the garden remains tidy and functional. At the front of the property, a neat expanse of lawn welcomes you, with a pathway guiding you to the entrance door. Ample off-road parking is available, accommodating multiple vehicles with ease, offering convenience for residents and guests alike.

### THE LOCATION

The location offers a serene and picturesque setting in a charming village environment. This desirable location provides easy access to local amenities, including quaint shops. Nestled close to beautiful countryside landscapes, it's an ideal spot for outdoor enthusiasts who enjoy walking and nature. Additionally, the area benefits from good transport links to nearby towns and cities, ensuring a perfect balance of rural tranquillity and convenience.



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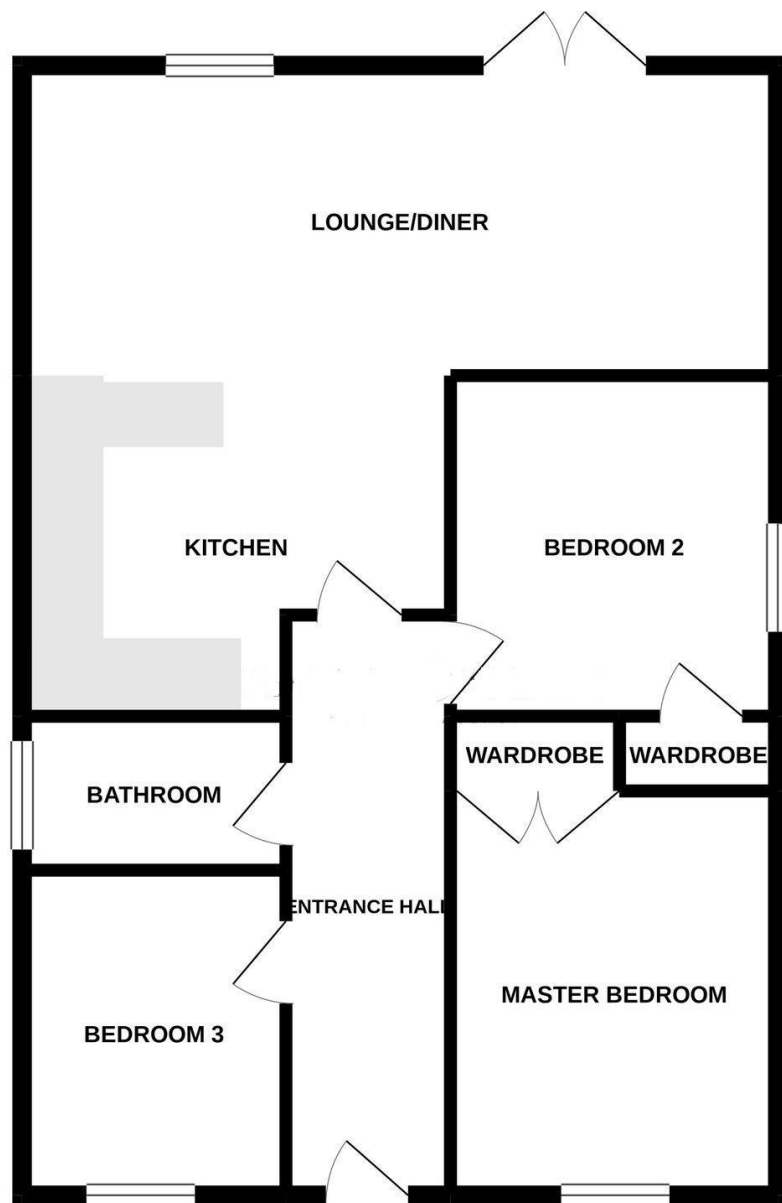
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## FLOORPLAN

### GROUND FLOOR



### DIRECTIONS

#### CONTACT

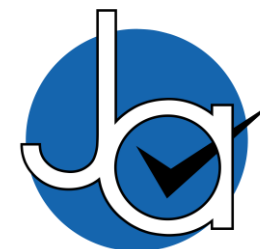
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