



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

Guide Price  
**£300,000 - £335,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Brybrook, Chapel Lane Elmstead Colchester CO7 7AG

## OVERVIEW

**GUIDE PRICE £300,000 - £335,000**

**NO ONWARD CHAIN**

Welcome to this beautifully presented three-bedroom detached bungalow, ideally situated in the popular village of Elmstead Market, just a short distance from Colchester. Offered with no onward chain, the property boasts a spacious and light-filled open-plan living area, a modern and well-appointed kitchen, three generously sized bedrooms, and a stylish bathroom featuring a walk-in double shower.

## STEP INSIDE

As you enter the property, a bright and spacious entrance hallway runs through the centre of the bungalow, giving access to all internal rooms. The modern kitchen is well-equipped with integrated appliances including a fridge/freezer, dishwasher, oven/hob. To the rear, the open-plan living area provides ample space for family meals and entertaining, while the adjoining lounge offers a comfortable place to relax, with double French doors opening onto the patio and garden.

There are three generously sized bedrooms, two of which feature built-in wardrobes, making them ideal for guests, family, or home office. The contemporary bathroom is finished to a high standard and features a stylish double walk-in shower.

## STEP OUTSIDE

The sunny rear garden is a private and enclosed space, mainly laid to lawn and ideal for outdoor enjoyment. Directly outside the French doors, a patio area offers the perfect spot for relaxing or alfresco dining. A useful storage shed is positioned at the rear of the garden, providing practical space for tools and garden equipment. Side access leads to the front of the property, while a rear gate opens onto a second driveway, adding extra off-road parking or access flexibility.

To the front, a well-kept lawn and pathway lead to the entrance, with ample driveway parking for multiple vehicles, offering convenience for both residents and visitors. Further on road parking in the immediate area is unrestricted and also available.

## THE LOCATION

The property is located in the sought-after village of Elmstead Market, a charming and well-connected community just a short drive from Colchester city centre. Offering a perfect balance of rural tranquillity and modern convenience, Elmstead Market appeals to those looking for a quieter lifestyle with access to a welcoming village atmosphere and essential amenities. Surrounded by open countryside yet well connected, the village provides a peaceful setting while still offering easy access to everyday services and transport links.



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Regular bus services run through the village, offering convenient links to Colchester, nearby villages, and the Essex coastline. For those commuting to London, Wivenhoe train station is just a short drive away, providing direct services to London Liverpool Street. Road connections are excellent, with easy access to the A12 via Elmstead and Frating, making travel further afield straightforward.

Elmstead Market is home to a range of everyday amenities, including a Budgens convenience store just a short walk from the property, and a doctors' surgery located at the end of the road. The village also offers a welcoming community feel, with local highlights including Elmstead Market Cricket Club – just a short walk away – which features a licensed bar and hosts regular social events.

For nature lovers and garden enthusiasts, the renowned Beth Chatto Gardens are located within the village and offer beautifully maintained grounds and a tearoom. With scenic countryside walks on your doorstep and a host of practical and leisure facilities nearby, Elmstead Market provides a truly balanced lifestyle in a well-connected village setting.







**Brybrook, Chapel Lane, Elmstead, Colchester, CO7 7AG**



## ROOM DIMENSIONS

LOUNGE/DINER 21' 2" x 12' 8" (6.45m x 3.86m)

KITCHEN 12' 8" x 9' 2" (3.86m x 2.79m)

BEDROOM ONE 11' 6" x 10' 1" (3.51m x 3.07m)

BEDROOM TWO 10' x 8' 11" (3.05m x 2.72m)

BEDROOM THREE 9' 9" x 8' 6" (2.97m x 2.59m)

## AGENTS NOTES

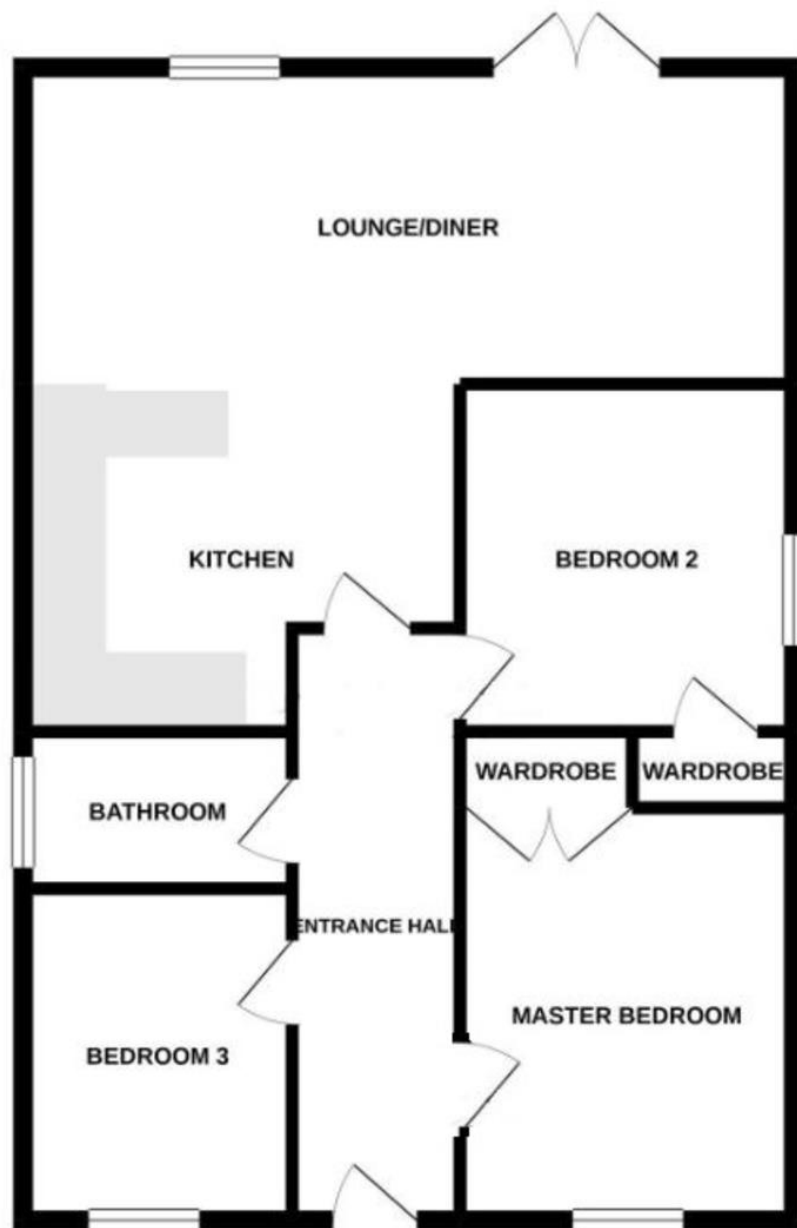
EPC - C RATING

COUNCIL TAX - BAND D

GAS CENTRAL HEATING



## FLOORPLAN



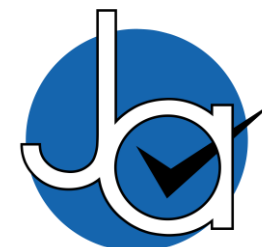
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