

**Elmcroft
Elmstead Market
CO7 7YZ
£425,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- IMMACULATE BOTH INSIDE & OUT
- THREE BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER VILLAGE
- LOUNGE AND DINING ROOM
- BEAUTIFULLY APPOINTED KITCHEN/FAMILY ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM
- GARAGE AND OFF STREET PARKING TWO CARS
- DOUBLE GLAZING AND HIVE CONTROLLED GAS HEATING
- CLOSE TO LOCAL AMENITIES, SCHOOL AND EASY ACCESS TO A12/A120

Valuers opinion "show home presentation in a very well requested village which viewers must see to fully appreciate" Welcome to Elmcroft and this immaculately presented three bedroom detached property in a highly sought after location in the village of Elmstead Market.

This pristine property boasts an array of desirable features and thoughtful design elements that will undoubtedly appeal to viewers. This family home features an open-plan kitchen/family room that is bathed in natural light, providing an ideal setting for culinary enthusiasts to create and entertain. The lounge with Bay window and charming fireplace is perfect for cozy evenings spent at home which flows beautifully through the family room into dining room providing another wonderful entertaining space with French doors leading to the garden. The first floor offers three generously sized bedrooms and two bathrooms.

The principal bedroom enjoys an En-suite shower room and built-in complimentary wardrobes and storage. This beautiful homes exterior is as stylish as the inside. Notable features include a private south facing, landscaped garden, complete with a raised fish pond, manicured lawn and further entertaining area perfect for al fresco dining. An attached garage also provides a utility area and plenty of storage solutions.

Ideally situated just minutes walk to the cricket field, the location benefits from easy access to the frequently requested Primary School, well stocked village store, green spaces, gorgeous walking routes, and within a few minutes drive to major road links. A frequent bus route to Colchester Town is within a short stroll. A beautifully presented home.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC entrance door, under stair storage cupboard, double glazed window to side aspect, inset door mat. Stairs leading to first floor landing.

LOUNGE

15' 2" x 14' 10" (4.62m x 4.52m)

Double glazed bay window to front aspect, feature fire place, radiator.

DINING ROOM

14' 5" x 13' 4" (4.39m x 4.06m)

Double glazed windows to side and rear aspects, French doors leading to rear garden, wall lights.

KITCHEN/FAMILY ROOM

21' 0" x 9' 10" (6.40m x 2.99m)

Contemporary gloss kitchen comprising of base, drawer and eye level units. Corian worktops inset sink and drainer unit, range cooker. Space for wine cooler and fridge/freezer. Breakfast bar, tiled splash back. Open plan with seating area. Double glazed door to garden, double glazed window to rear aspect.

CLOAKROOM

5' 5" x 2' 4" (1.65m x 0.71m)

Low level WC and wash hand basin. tiled walls, heated towel rail.



FIRST FLOOR LANDING

Double glazed window to side aspect, airing cupboard, access to loft

BEDROOM ONE

10' 1" x 10' 0" (3.07m x 3.05m)

Double glazed window to rear aspect, range of fitted wardrobes and storage units, vertical radiator.

EN-SUITE TO BEDROOM ONE

8' 8" x 3' 3" (2.64m x 0.99m)

Shower enclosure with rainfall shower, low level WC and vanity sink unit. Tiled walls and flooring, heated towel rail, wall mounted mirror.

BEDROOM TWO

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to front aspect, radiator.

BEDROOM THREE

9' 8" x 9' 6" (2.94m x 2.89m)

Double glazed window to front aspect, over stairs storage cupboard, radiator.

FAMILY BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m)

Panelled bath, low level WC and pedestal sink. Double glazed obscure window to rear aspect, part tiled walls.

EXTERIOR

FRONT

Block paved driveway providing off street parking for two cars and leading to entrance door and garage.

REAR

Well maintained landscape garden including paved patio areas with remainder laid to lawn with raised fish pond, well stock borders with mature shrub planting. Under cover seating area.

GARAGE

Up and over door, utility area with laminate worktop with space for fridge, freezer, washing machine and tumble dryer. Power and light connected.

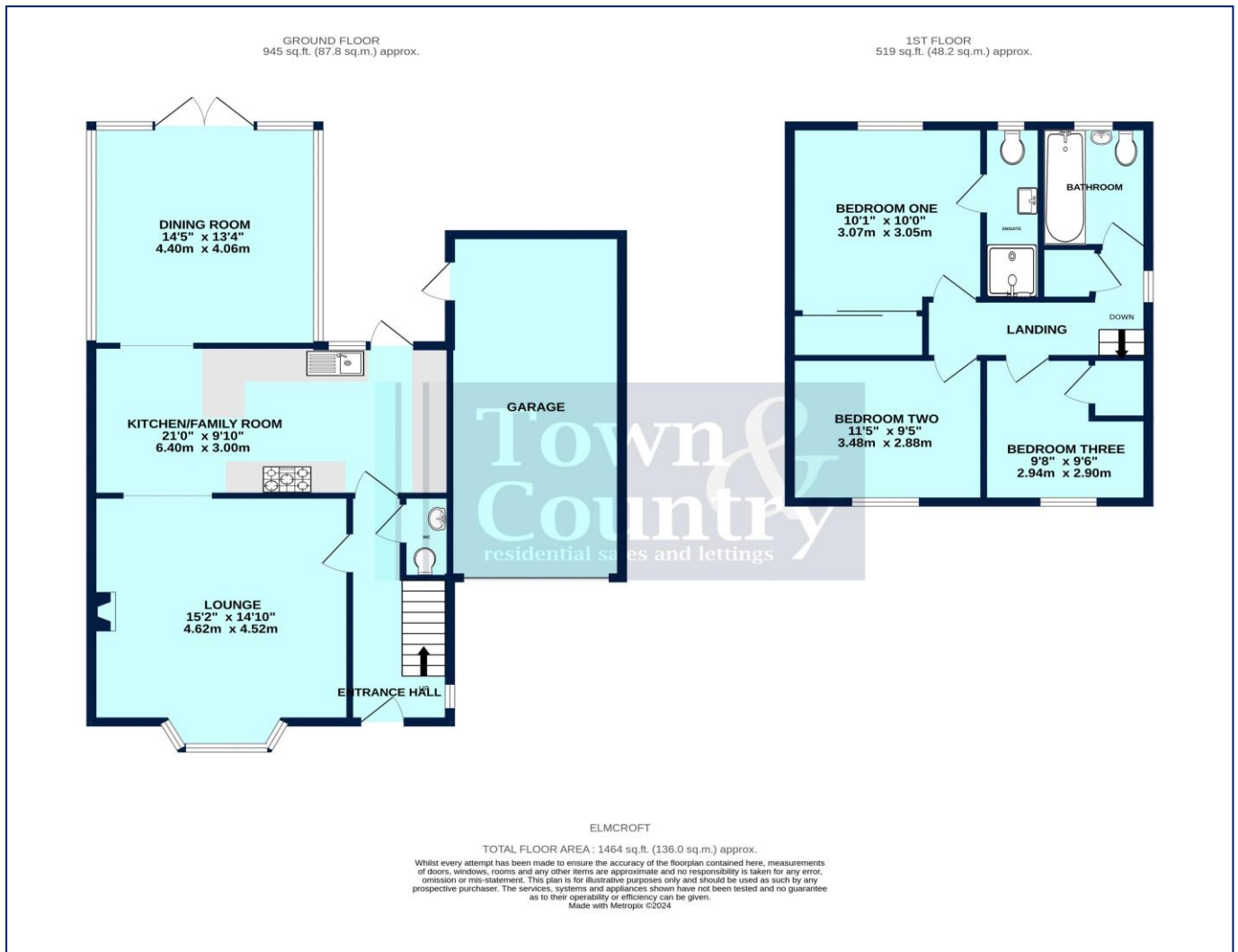












Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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