

**Colchester Road, Elmstead Market  
CO7 7ED**

**Guide Price £290,000 -  
£310,000**







- **EXTENDED THREE BEDROOM FAMILY HOME**
- **CONSERVATORY**
- **MODERN KITCHEN**
- **CLOAKROOM & UTILITY**
- **FAMILY BATHROOM**
- **SOUTH FACING REAR GARDEN PLUS SIDE COURTYARD SPACE**
- **GARAGE AND ABUNDANCE OF OFF ROAD PARKING**
- **SCOPE FOR FURTHER EXTENSION STP**
- **EXCELLENT NEARBY PRIMARY SCHOOL**
- **VILLAGE LOCATION YET SHORT DRIVE TO TRAIN STATIONS/CITY CENTRE**

EXTENDED THREE BEDROOM FAMILY HOME WITH CONSERVATORY, GARAGE & FURTHER PARKING  
Guide Price £300,000-£325,000

Just a few minutes walk to the sought after Elmstead Primary School, a short drive to Wivenhoe Train Station and the City Centre, plus bus route, makes this a brilliantly located family home.

There is plenty of room both inside and out this property. The through lounge/diner and conservatory ensure that everyone has their own space, whilst the cloakroom and utility add convenience. Neutrally decorated throughout, easily maintained grassed rear garden and large amounts of parking make this perfect for family life.

Village location serviced by a well stocked local shop, social cricket club and Indian restaurant, cafe, hairdressers, garage and more.

LOTS OF SCOPE TO FURTHER EXTEND (stp) IF REQUIRED AND ENHANCE THIS WELL LOCATED HOME



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Entrance door, stairs to first floor landing.

#### **LOUNGE/DINER**

26' 0" x 13' 1" narrowing to 7' (7.92m x 3.98m)

Window to front and rear aspects, laminate flooring, gas fire. French doors to conservatory.

#### **CONSERVATORY**

12' 0" x 9' 0" (3.65m x 2.74m)

French doors to front, windows to front, rear and side aspects, blinds.

#### **KITCHEN**

10' 0" x 9' 0" (3.05m x 2.74m)

Range of base, drawer and eye level units, work surface inset sink and drainer unit, space for fridge/freezer and dishwasher. Integrated electric oven and hob with extra top over meter cupboard.

#### **UTILITY ROOM**

6' 0" x 5' 0" (1.83m x 1.52m)

Door to rear garden, window to rear aspect. Space and plumbing for washing machine, space for tumble dryer.

#### **CLOAKROOM**

5' 11" x 2' 0" (1.80m x 0.61m)

Window to rear aspect, low level WC and pedestal wash hand basin, extractor.



## **FIRST FLOOR LANDING**

Loft access, doors to:

## **BEDROOM ONE**

12' 11" x 9' 0" (3.93m x 2.74m)

Window to front aspect, range of fitted wardrobes and dressing table with match bedside tables.

## **BEDROOM TWO**

11' 9" x 10' 0" (3.58m x 3.05m)

Window to rear aspect, range of fitted wardrobes with mirror fronts.

## **BEDROOM THREE**

9' 1" x 7' 0" (2.77m x 2.13m)

Window to front aspect, cupboard over stairs.

## **FAMILY BATHROOM**

7' 0" x 5' 0" (2.13m x 1.52m)

Panelled bath, vanity wash hand basin and low level WC. Obscure window to rear aspect, heated towel rail

## **EXTERIOR**

### **FRONT**

Path leading to entrance door. Laid to lawn with shrub borders.

### **REAR & SIDE**

Patio area, laid to lawn with shingle borders. Further patio area, timber shed.

### **GARAGE & OFF STREET PARKING**

Up and over door, window to rear and courtesy door to garden. Off street parking to side for 2/3 vehicles.



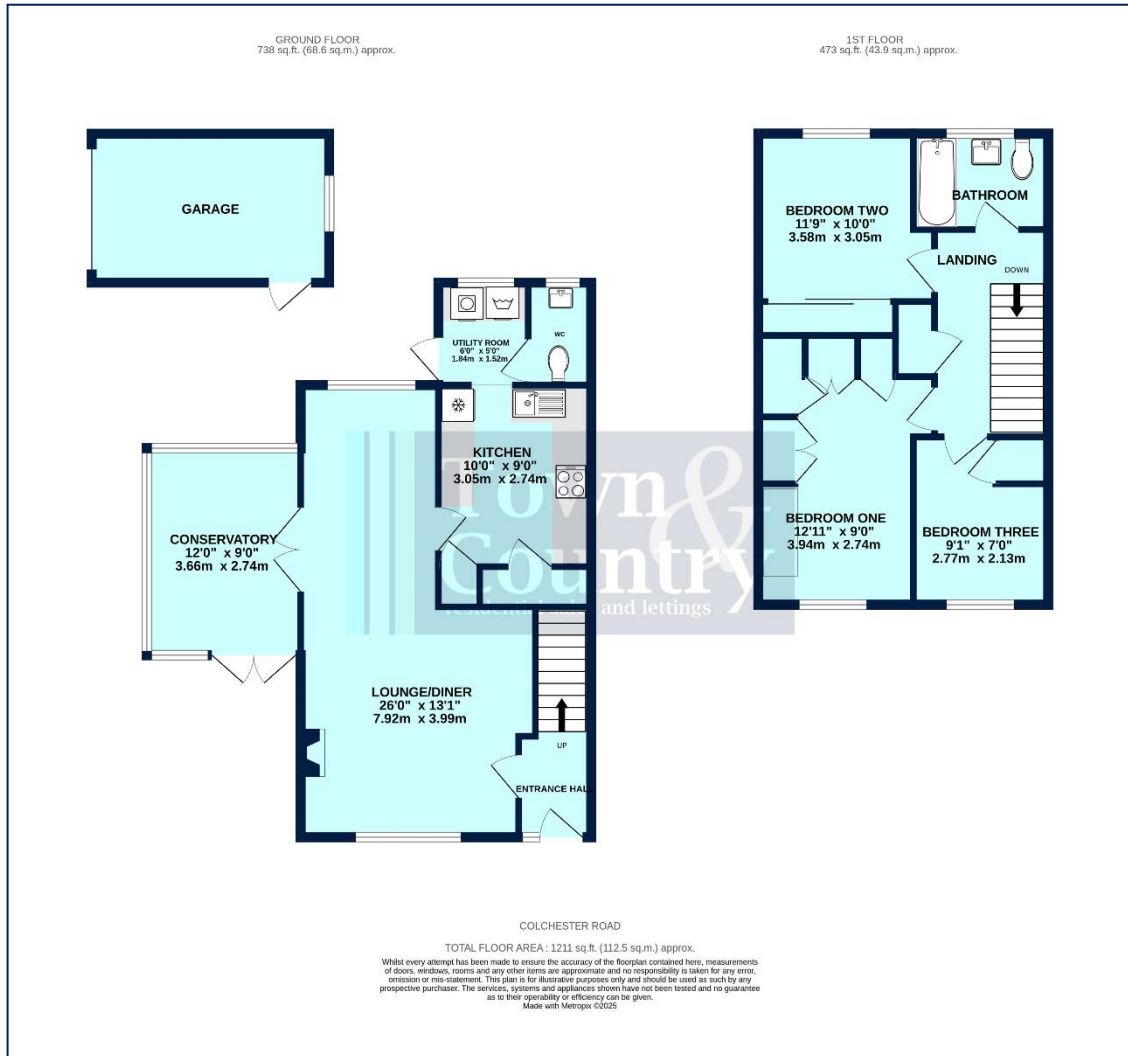












Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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