





CHURCH ROAD, COLCHESTER, ESSEX, CO7 7AW

Price

£620,000

FREEHOLD

- Four Double Bedroom Detached Family Home
- Rarely Available 'Mews' Location
- 26'2" Unique Kitchen/Diner/Family Room & Separate Utility Room
- Ground Floor Cloakroom, Two En-Suites Bedrooms & Family Bathroom
- Two Reception Rooms
- 2066 Square Feet Of Spacious Accommodation
- South Westerly Facing Rear Garden
- Off Street Parking & Garage
- Well Connected Sought After Village Location
- EPC Rating C/ Council Tax Band - G

4 3 2 C

FENTONS
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Being offered with NO ONWARD CHAIN and situated along the highly sought after Church Road, nestled in the 'Church Gardens' private development in the popular village of Elmstead, is this this impressive INDIVIDUALLY designed FOUR DOUBLE BEDROOM DETACHED HOUSE. The development consists of just six executive family properties built just over 15 years ago and boasts 2066 square feet of accommodation split over two floors. On the ground floor the property boasts a large welcoming hallway, two reception rooms, 26'2 kitchen/diner/family room, separate utility room and cloakroom. To the first floor there are four good sized bedrooms, two with en-suite shower room and a family bathroom serving the other two doubles. Outside is a mature secluded 45' x 40' south-westerly facing rear garden and off street parking and a garage to the front. Elmstead is conveniently positioned to the east of Colchester, with local amenities available within the village and good road connections towards Colchester, the A120, A133 and the Essex coast.

Accommodation comprises of approximate room sizes

Obscured double glazed composite entrance door leading to:-

Hallway
Stair flight to first floor with under stairs storage area. Luxury vinyl flooring. Radiator. Double doors to:-

Lounge
16'9" x 15'10"
Fireplace with marble surround and inset multi fuel burner. Radiator. Double glazed bay window to front. Double glazed French doors with matching side panels to rear.

Snug
13'6" x 11'9"
Luxury vinyl flooring. Radiator. Double glazed bay window to front. Double glazed window to side.

Cloakroom
Modern white suite comprises low level w/c. Pedestal wash hand basin. Luxury vinyl flooring. Radiator. Fitted extractor fan. Obscured double glazed window to rear.

Utility Room
8'8" x 5'5"
Fitted with a range of modern fronted units. Square edge work surfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Wall mounted boiler providing heat and hot water throughout. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Radiator. Obscured double glazed window to side.

Kitchen/Diner
26'2" x 17'2"
Fitted with a range of handle less bespoke units. Bevelled edge granite worksurfaces with inset stainless steel butler style sink and mixer tap. Inset four ring induction hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in double oven and microwave with warming drawer, Space for American style fridge/freezer. Plumbing for dishwasher. Breakfast bar seating area with glass counter top. Part tiled and part solid wood flooring. Three double glazed windows to side aspect. Double glazed window to alternate side. Double glazed window to rear. Double glazed French doors with matching side panels giving access to rear. Radiator.

First Floor Landing
Built in double airing cupboard. Loft access. Radiator. Double glazed windows to front and rear. Doors to all rooms. Door to:-

Bedroom One
16'9" max x 16'
Two radiators. Double glazed windows to front and rear. Door to:-

En-Suite
Modern white suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower controls and separate attachment. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two
13'7" x 10'8"
Radiator. Double glazed windows to front and side. Door to:-

En-Suite
Modern white suite comprises low level w/c. Vanity wash hand basin wit storage cupboard under. Fitted double length shower cubicle with integrated controls, rainfall shower. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Obscured double glazed window to side with fitted shutters.

Bedroom Three

17'3" x 14'5"

Radiator. Double glazed windows to side and rear.

Bedroom Four

9'5" x 9'1"

Radiator. Double glazed window to side.

Bathroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Panelled jacuzzi bath. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Obscured double glazed window to side with fitted shutters.

Outside - Rear

45' x 40' approx

Large patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Outside lights and tap. Private access door to garage. Wooden shed to remain. Access to front via side gate.

Outside - Front

Block paved driveway providing off street parking, Array of beds stocking flowers, shrubs and bushes. Entrance door under a storm porch. Further area providing off street parking leading to garage with electric up and over door.











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Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: G
Payable 2026/2027 ££3,813.88 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

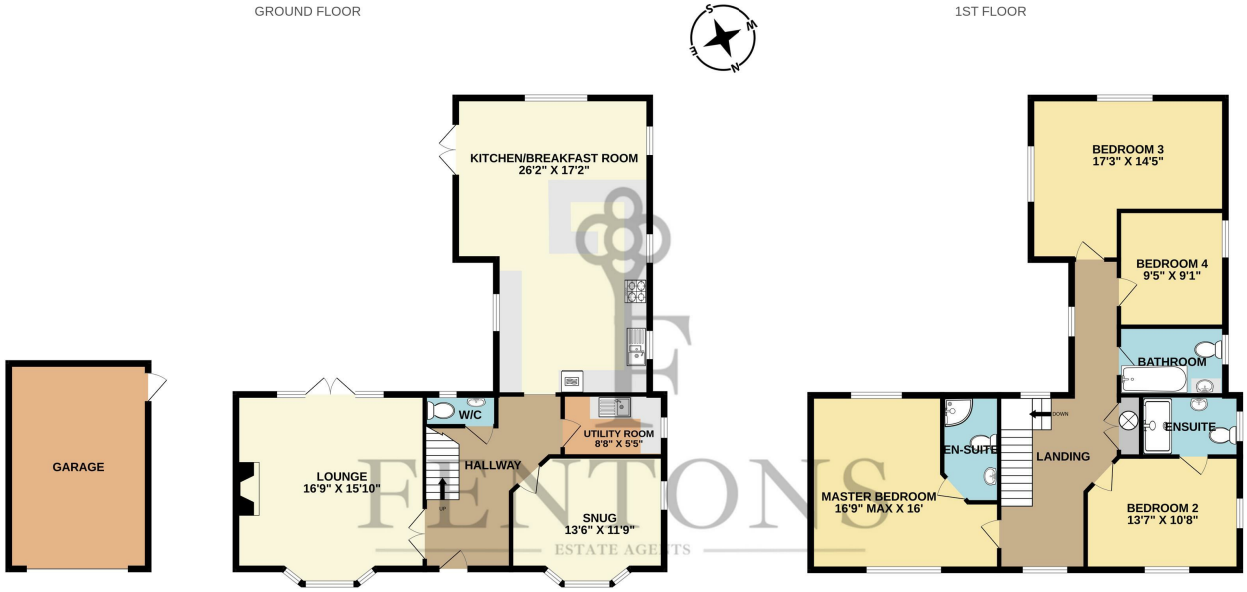
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REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

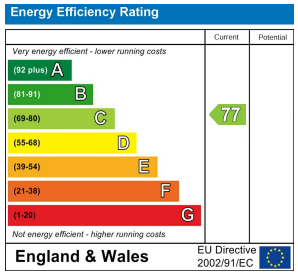
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Council Tax Band

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