Clacton Road, Elmstead Market
CO7 7AA
Guide Price £490,000 to £500,000
Freehold

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- **SUPERB DETACHED FAMILY HOME - NO CHAIN**
- **NON-ESTATE VILLAGE LOCATION**
- **FOUR BEDROOMS**
- **WELL APPOINTED MODERN KITCHEN/DINER WITH APPLIANCES**
- **CLOAKROOM & UTILITY ROOM (WITH SEPARATE INDEPENDENT SIDE ACCESS)**
- **EN-SUITE TO PRINCIPAL BEDROOM**
- **TWO PURPOSE BUILT OUTBUILDINGS (OFFICE/STUDO/GYM)**
- **EXTENSIVE DRIVEWAY PARKING AND INTEGRAL GARAGE**
- **UNOVERLOOKED SOUTHERLY FACING REAR GARDEN**
- **TWO SETS OF FRENCH DOORS TO THE GARDEN**

A TRULY IMMACULATE EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE SET IN THIS NON-ESTATE VILLAGE LOCATION WITH NO CHAIN

This impressive open plan family home has undergone an extensive modernisation and refurbishment programme over the last six years with changes to the layout which will appeal to the modern day family.

The highlight is the open plan living/kitchen/dining area with its central island featuring two sets of French doors providing not only a light and airy feel, but overlooking the well presented unoverlooked south westerly facing rear garden. There is also independent access to the garden via the side lobby as well as access to the cloakroom and utility.

The first floor doesn't disappoint with four generous bedrooms, an En-suite shower room and well presented sizeable family bathroom. The whole property is sympathetically decorated and presented in truly immaculate order.

Outside there is parking for 7/8 vehicles and access to a garage. The rear garden is established and benefits from two outbuildings (one an office/studio/gym), the other a potential workshop/gym.

An early appointment to view this property internally should be made at your earliest convenience to avoid genuine disappointment.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY
17' 6'' x 6' 0'' (5.33m x 1.83m)
Double glazed frosted entrance door, two double glazed frosted side panels to front elevation. Staircase to first floor landing, two storage cupboards under stairs. Bespoke shoe cupboard. Wood laminate flooring, radiator.

LIVING ROOM
17' 8'' x 12' 4'' (5.38m x 3.76m)
Double glazed windows to front and side elevations. Bespoke media wall, storage cupboards and display units. Wood laminate flooring, two radiators.

KITCHEN/DINER
21' 7'' x 17' 8'' (6.57m x 5.38m)
Recessed lighting. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of attractive modern cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Stainless steel filter hood over five ring halogen hob, built-in double oven, grill and warming drawer to tall standing unit. Alcove for American style fridge/freezer, tall standing pantry cupboard, integrated dishwasher. Central matching island with Quartz worktop forming breakfast bar area. Internal recycling cupboard. Two sets of French doors leading to rear patio and providing natural light. Wood laminate flooring, radiator and heated towel rail.

REAR LOBBY
6' 3'' x 2' 10'' (1.90m x 0.86m)
Recessed lighting, double glazed frosted door to separate side access. Luxury vinyl laminate flooring.

CLOAKROOM
7' 3'' x 2' 5'' (2.21m x 0.74m)
Recessed lighting, double glazed frosted window to rear garden. Low level WC and wash hand basin with mixer tap and vanity cupboard. Luxury vinyl laminate flooring, radiator.

UTILITY ROOM
7' 8'' x 4' 8'' (2.34m x 1.42m)
Recessed lighting, double glazed window to side elevation. Concealed wall mounted gas combi Baxi boiler, alcove for fridge/freezer, space for washing machine, fitted storage cupboards. Luxury vinyl laminate flooring, radiator.

FIRST FLOOR LANDING
18' 7'' x 5' 11'' (5.66m x 1.80m)
Recessed lighting, double glazed window to front elevation. Access to loft space (with light and loft ladder), built-in storage cupboard, radiator.

BEDROOM ONE
13' 1'' x 12' 9'' (3.98m x 3.88m)
Double glazed window to front elevation, radiator. Door to En-suite.

EN-SUITE SHOWER ROOM
8' 11'' x 3' 10'' (2.72m x 1.17m)
Recessed lighting, extractor fan. Low level WC, wash hand basin with mixer tap and vanity cupboard and shower unit with shower and screen door tiled splash backs. Luxury vinyl laminate flooring, heated towel radiator.

BEDROOM TWO
11' 10'' x 10' 6'' (3.60m x 3.20m)
Double glazed window to rear elevation, alcove ideal for a wardrobe cupboard, radiator.

BEDROOM THREE
10' 6'' x 9' 11'' (3.20m x 3.02m)
Double glazed window to front elevation, double built-in wardrobe cupboard, radiator.

BEDROOM FOUR
8' 11'' x 8' 0'' (2.72m x 2.44m)
Recessed lighting, double glazed window to rear elevation radiator, wood laminate flooring.

FAMILY BATHROOM
9' 5'' x 5' 9'' (2.87m x 1.75m)
Recessed lighting, extractor fan, two double glazed frosted windows to rear elevation. Low level WC, feature wash hand basin with mixer tap and vanity cupboards under and panel bath with mixer tap shower spray. Luxury vinyl laminate flooring, heated towel radiator.

FRONT GARDEN

Open plan with off road parking for 7/8 vehicles, laid to fine stone/shingle with flower beds. Side access and access to Garage.

GARAGE

16' 3'' x 8' 6'' (4.95m x 2.59m)

Roll up door, power and lighting.

REAR GARDEN

South westerly orientation. Paved patio area, fenced with lawned area and mature flower beds. Side access, two storage cupboards.

OUTBUILDINGS

There are two outbuildings:

Office/Gym/Studio

11'1" x 7'0"

Recessed lighting, double glazed window to one elevation and double glazed French doors to garden. Power, wood laminate flooring.

Work Shop/Gym

11'8" x 8'3"

Two double glazed windows to garden and double glazed entrance door.

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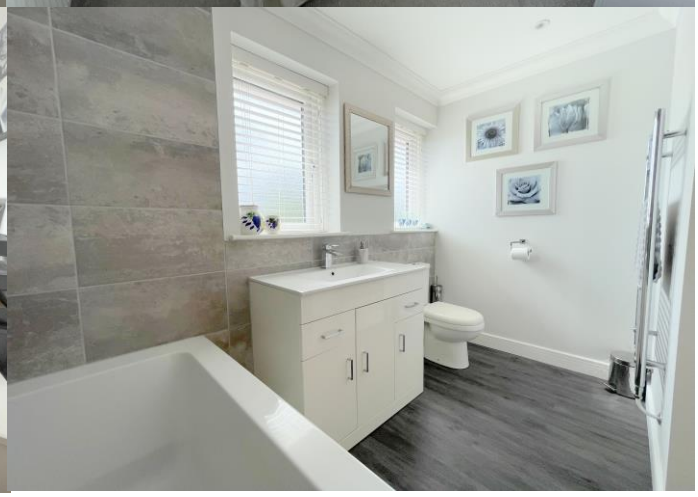

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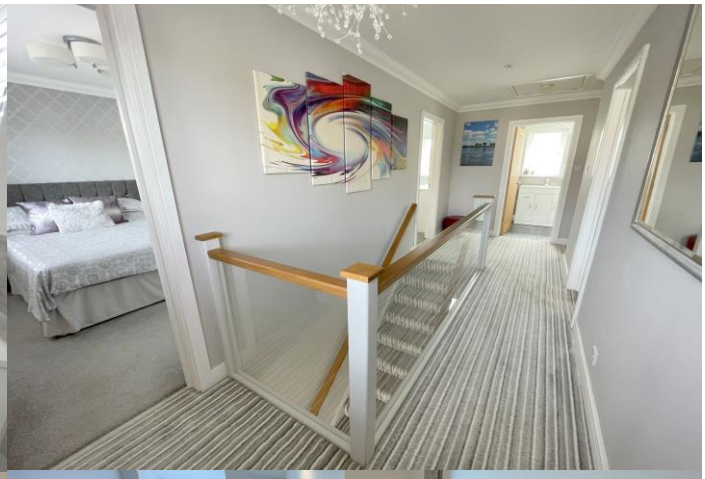

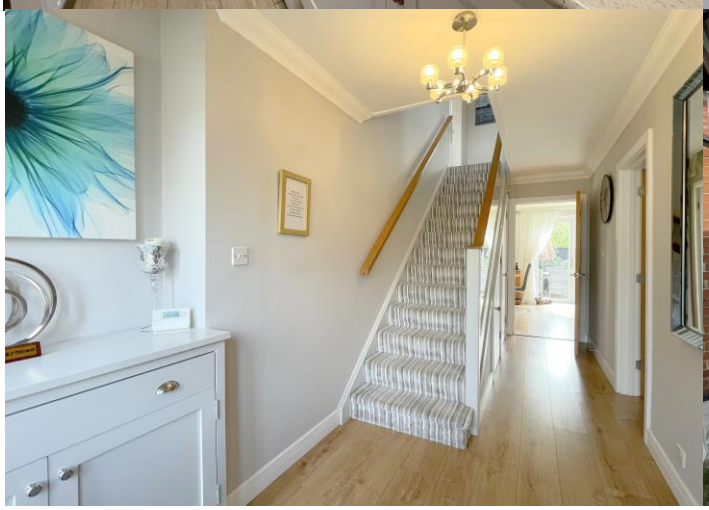

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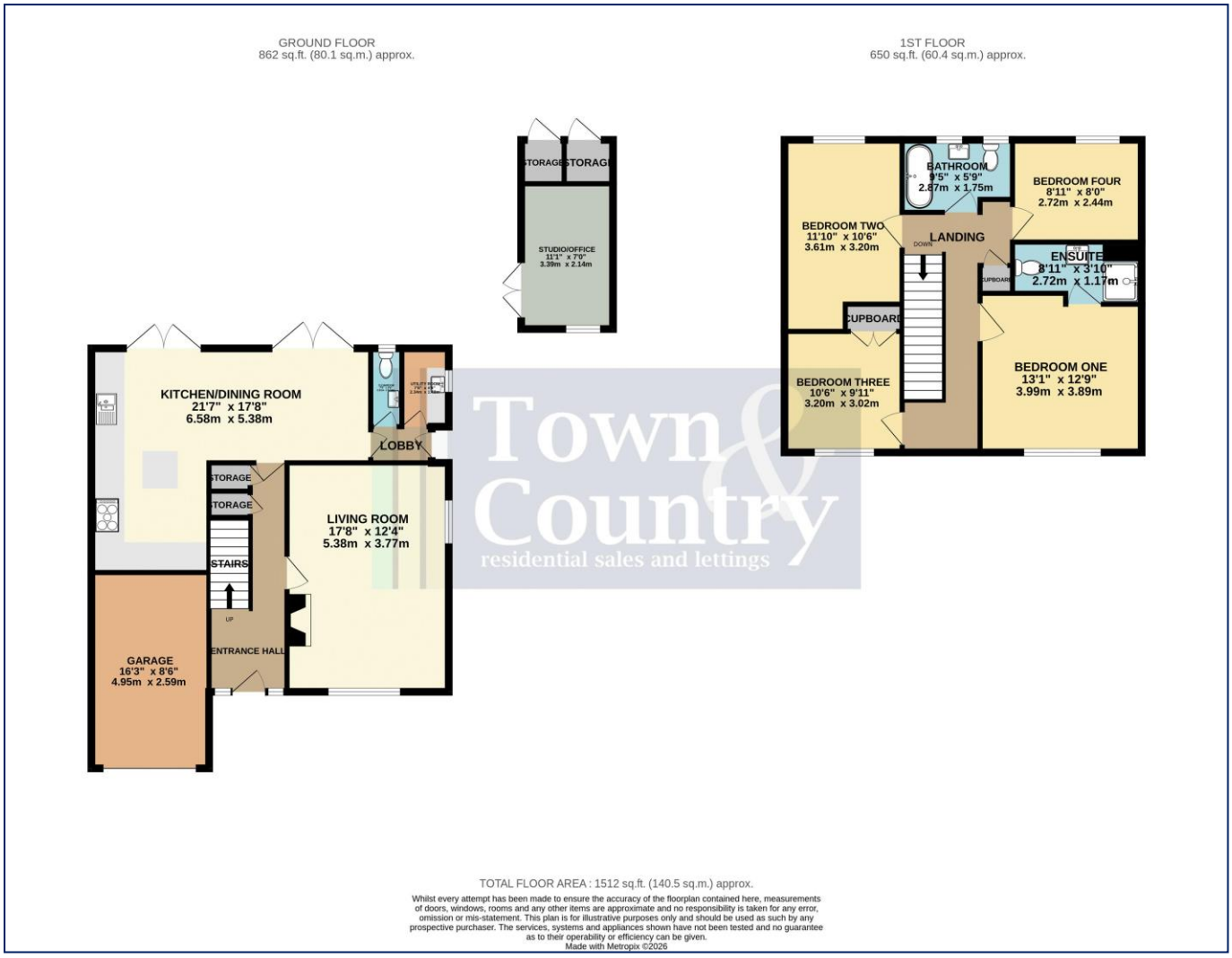

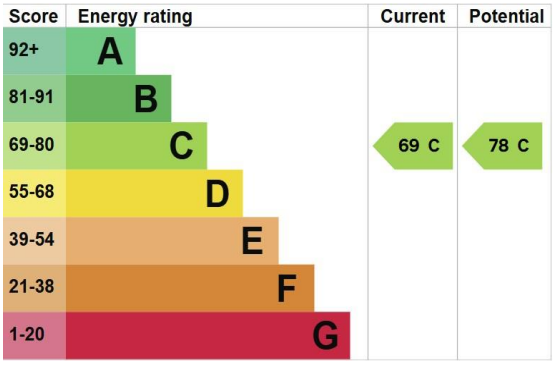

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