

**Winterbourne Gardens,
Elmstead Market
CO7 7FG
£550,000 Freehold**

Town & Country
residential sales and lettings



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- DETACHED MODERN HOUSE OVERLOOKING GREEN
- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- KITCHEN/BREAKFAST/FAMILY ROOM
- LIVING ROOM AND SEPARATE DINING ROOM
- FRENCH DOORS TO LANDSCAPED GARDEN
- SUMMER HOUSE
- GARAGE WITH UTILITY ROOM
- AMPLE OFF ROAD PARKING

****A TRULY IMMACULATE FOUR BEDROOM DETACHED EXECUTIVE STYLE HOME OFFERING GENEROUS FAMILY ACCOMMODATION WHILST BEING CONVENIENTLY LOCATED****

This superb home was designed for modern lifestyles with a host of features including open plan contemporary gloss kitchen/breakfast/family room (with French doors to garden), ground floor cloakroom, living room, spacious separate dining room (potential second reception), four double bedrooms (principal with En-suite shower room), family bathroom, gas central heating, double glazing and landscaped rear garden with garden/summer room, additional utility room to the rear of the garage and ample off road parking via a block paved driveway to name just a few.

The residence occupies a lovely village location overlooking a green and is well placed for Elmstead Markets local facilities whilst having access to Colchester's vibrant city centre and road links via the A133/A120 to the A12 corridor.

An appointment should be made at your earliest convenience to discover the features and interior condition on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Composite entrance door. Storage cupboard under stairs, wall mounted thermostat. Stair flight to first floor landing, tiled flooring, radiator.

LIVING ROOM

17' 0" x 13' 10" (5.18m x 4.21m)

Two double glazed windows to front elevation, double glazed window to rear elevation, two radiators.

DINING ROOM

13' 11" x 11' 11" (4.24m x 3.63m)

Double glazed windows to front and side elevations, radiator.

KITCHEN/BREAKFAST/FAMILY ROOM

19' 7" x 14' 9" (5.96m x 4.49m)

Two double glazed windows to side elevations, two double glazed picture windows to side elevation and double glazed French doors to garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of gloss fronted cupboards, drawers and units with adjacent work tops and wall mounted matching units. Stainless steel filter hood over oven/cooker area, space for washing machine, tall standing larder unit and matching integrated fridge/freezer. Laminate flooring, two radiators.

CLOAKROOM

6' 7" x 3' 9" (2.01m x 1.14m)

Extractor fan, double glazed frosted window to one elevation. Low level WC and wash hand basin with mixer tap. Part tiled walls and tiled flooring, radiator.



FIRST FLOOR LANDING

Two double glazed dual aspect windows, radiator. Built-in airing cupboard with hot water cylinder.

BEDROOM ONE

13' 9" x 12' 1" (4.19m x 3.68m)

Double glazed window to front and side elevations, radiator.

EN-SUITE SHOWER ROOM

9' 8" x 2' 6" (2.94m x 0.76m)

Extractor Fan. Low level WC, pedestal wash hand basin with mixer tap and shower cubicle with screen door. Part tiled walls and tiled flooring, heated towel radiator.

BEDROOM TWO

13' 10" x 11' 9" (4.21m x 3.58m)

Double glazed window to front and rear elevations, radiator.

BEDROOM THREE

14' 9" x 9' 3" (4.49m x 2.82m)

Double glazed windows to dual aspects, radiator.

BEDROOM FOUR

10' 4" x 10' 2" (3.15m x 3.10m)

Double glazed window to front elevation, built-in wardrobe cupboard, radiator. Access to loft space.

FAMILY BATHROOM

9' 11" x 7' 0" (3.02m x 2.13m)

Extractor fan, double glazed frosted window to side elevation. Low level WC with mixer tap and panel bath with mixer tap shower and shower screen. Part tiled walls, tiled flooring, heated towel radiator.

FRONT GARDEN

Open plan easy maintenance. Block paved pathway to entrance door and attractive slate chipping shrub borders.

SIDE GARDEN

Open plan lawned area with stone and shrub borders which continue to large block paved driveway providing off street parking and access to garage.

REAR GARDEN

Large composite decked area leading to lawned garden with an abundance of shrub and plant borders. Large paved area with pergola. Access to utility and garage. Further large paved area with Garden/Summer Room: 16'10 x 10'8 Power and lighting, two windows and French doors to garden.

GARAGE

16' 10" x 8' 10" (5.13m x 2.69m)

Up and over door, power and lighting. Door to Utility area.

UTILITY ROOM

10' 9" x 8' 5" (3.27m x 2.56m)

Recessed lighting, double glazed frosted entrance door and access door to garage. Work top with space for tumble dryer and space for fridge/freezer. Wood laminate flooring.

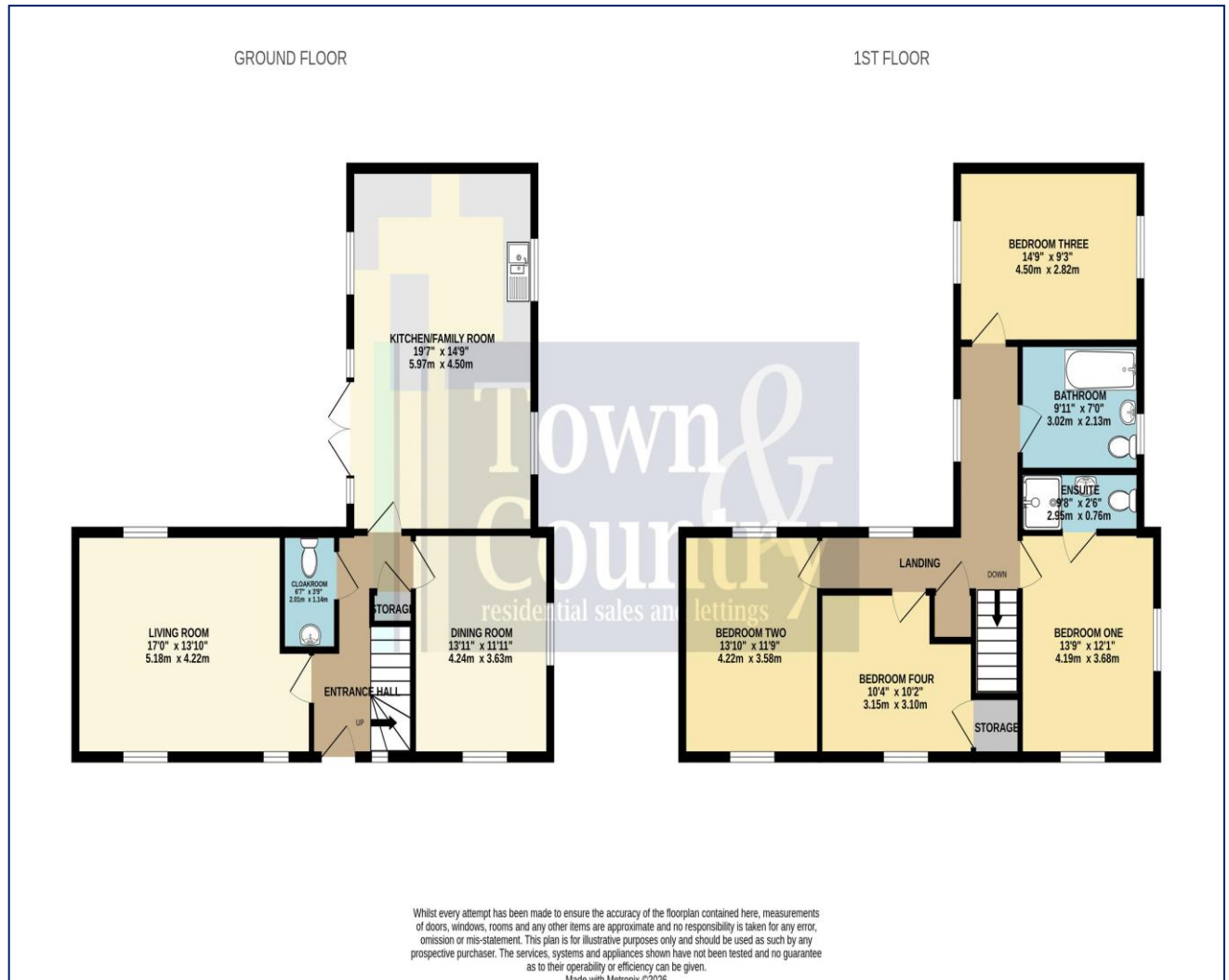
AGENT'S NOTE

Please note there is a development annual service charge for the upkeep of the area of approximately £300 per year.









Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.