

oakheart

£375,000

Guide Price

Market Close, Elmstead



Guide Price: £375,000 - £400,000

Occupying an enviable position within the highly sought-after village of Elmstead Market, this beautifully presented three-bedroom detached family home offers stylish, spacious accommodation throughout and is offered to the market with no onward chain, making it an excellent opportunity for families and those looking to move with minimal delay.

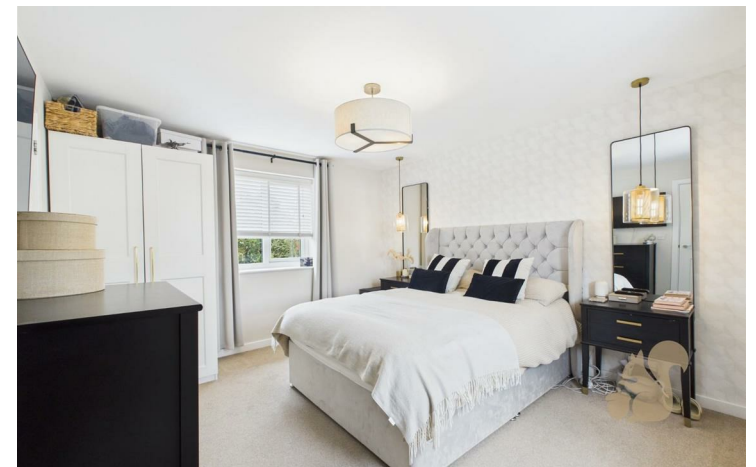
Ideally situated on the popular Market Close development, the property

enjoys convenient access to the village's local amenities, well-regarded primary school, countryside walks and excellent transport links, including nearby Wivenhoe, Great Bentley and mainline railway stations providing direct services to London Liverpool Street.

Stepping inside, you are welcomed by a bright entrance hallway with a convenient ground floor cloakroom. The heart of the home is the impressive open-plan kitchen/dining room, thoughtfully designed with an extensive range of worktops and storage cupboards, integrated

breakfast bar and ample space for family dining. French doors open directly onto the rear garden, creating the perfect space for entertaining or enjoying summer evenings outdoors. A generous separate living room provides a comfortable retreat, flooded with natural light and ideal for relaxing with family.

Upstairs, the spacious landing leads to three well-proportioned bedrooms, including a generous principal bedroom benefitting from a contemporary en-suite shower room. A further double bedroom, an excellent third bedroom and a modern family bathroom complete the first-floor accommodation.











Local Authority: Tendring

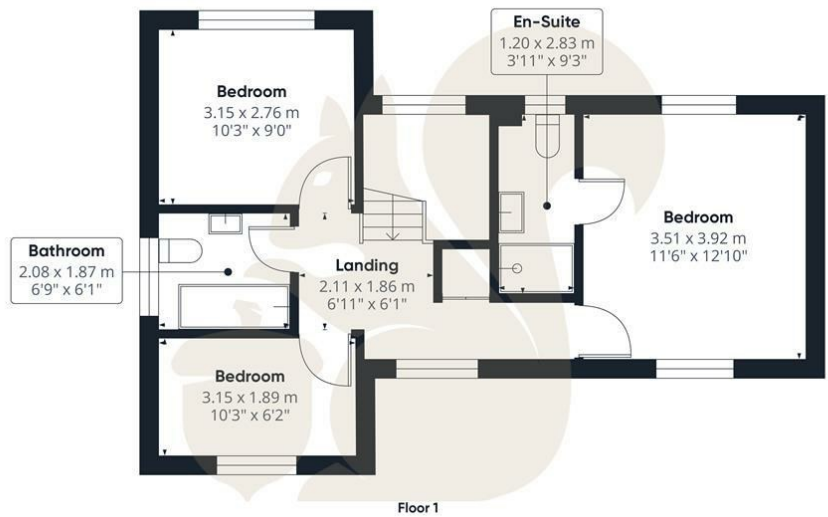
Tenure:
Freehold

Council Tax Band:
D

Approximate total area⁽¹⁾

90.8 m²

979 ft²



(1) Excluding balconies and terraces:

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	81	100
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart