



Colchester Road, Elmstead, Colchester, CO7 7DZ

welcome to

Colchester Road, Elmstead, Colchester

This stunning detached family home is situated in the popular village of Elmstead, which benefits from local amenities, two schools and a lovely area of woodland trust ground, as well as popular Beth Chatto botanical gardens. A train station can be found in the nearby village of Alresford.



This attractive detached house is situated in a village location and offers excellent access to the University of Essex. The property offers spacious and beautifully presented accommodation which could be perfect for a family home. An early viewing is essential to fully appreciate the size and quality of accommodation on offer.

Ground floor accommodation comprises entrance hall, lounge with French doors onto the garden, dining room, family room, modern kitchen/breakfast room and shower room/utility. The first floor offers five generous double bedrooms and a bespoke family bathroom.

Externally there is a gravel driveway providing off road parking for several cars. The large rear garden offers plenty of space for relaxation and entertaining,

Side Entrance Door To:

Entrance Hall

Radiator, stairs to first floor with under stairs storage, laminate wood flooring, doors to:

Lounge

18' 10" x 16' (5.74m x 4.88m)

Double glazed window to side, double glazed French doors to rear, feature log burner, two radiators, carpet.

Dining Room

16' 1" x 11' 5" (4.90m x 3.48m)

Double glazed window to front, radiator, laminate wood flooring.

Sitting Room

12' 2" x 10' 8" (3.71m x 3.25m)

Double glazed windows to front and side, feature cast iron fireplace, carpet.

Kitchen / Breakfast Room

23' 1" max x 12' 3" max (7.04m max x 3.73m max)

Double glazed windows to front and side, radiator, upvc double glazed door to garden, range of contemporary base and eye level units, work surfaces, inset ceramic sink and drainer unit, tiled splashbacks, built-in double oven, integrated gas hob with cooker hood over, spotlights, laminate wood flooring, radiator, feature fireplace to breakfast area.

Shower Room

Double glazed window to side, shower cubicle, low level w.c., wash hand basin in vanity unit, tiled walls, spaces for washing machine and tumble dryer, laminate wood flooring.

First Floor Accommodation

Landing

Loft access, inset spotlights, built-in airing cupboard, doors to:

Bedroom One

15' 10" max x 15' 5" max (4.83m max x 4.70m max)

Double glazed windows to side and rear, eaves storage, loft access, inset spotlights, radiator, sloping ceiling.

Bedroom Two

16' x 8' 7" max (4.88m x 2.62m max)

Double glazed window to front, radiator, eaves storage, loft access, sloping ceiling.

Bedroom Three

12' 3" x 12' (3.73m x 3.66m)

Double glazed windows to front and side, carpet, radiator.

Bedroom Four

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed windows to side and rear, radiator, carpet.

Bedroom Five

12' x 8' 9" (3.66m x 2.67m)

Double glazed window to side, radiator, built-in storage cupboard.

Family Bathroom

Double glazed window to side, modern white suite comprising free standing tub bath with free standing tap, low level w.c. and bowl wash hand basin set into attractive vanity unit with mixer tap, radiator, part panelled walls, laminate wood flooring, inset spotlights.

Outside

There is off road parking for several vehicles.

There is a south facing rear garden which is mainly laid to lawn with plant and flower borders, all retained by panel fencing. There is a shed with power and side access to front.

Agents Note

There has been a treatment plan previously undertaken for Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Colchester Road, Elmstead, Colchester

- Attractive Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast Room
- Five Double Bedrooms
- Shower Room & Bathroom
- Ample Parking & Large Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: F



offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS116894 - 0005

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