



**3 bedroom
Detached
House located
in Elmstead.**

**Guide Price
£450,000 - £500,000**

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JOHN ALEXANDER
ESTATE AGENTS

Chestnut Close Elmstead Colchester CO7 7XL

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £450,000 TO £500,00

A modern and stylish three-bedroom detached home set within a quiet cul-de-sac in the sought-after village of Elmstead. Beautifully presented throughout, the property features an impressive open-plan kitchen/dining room, a spacious living room, utility room and en-suite to the master bedroom. With shutters to all windows, a detached garage and a private rear garden, this home offers contemporary comfort in a well-connected village close to amenities, schooling and easy routes into Colchester and Wivenhoe.

STEP INSIDE

Stepping through the front door into the welcoming hallway, the quality of finish is immediately clear, with wood effect flooring flowing throughout the ground floor and shutters fitted to every window, enhancing both style and privacy. To the left, the bright and spacious living room enjoys a dual aspect feel with its bay style front window, creating an inviting space ideal for relaxing or entertaining.

Moving through to the rear of the home, the impressive kitchen/dining room (6.93m x 3.35m / 22'7" x 11'0") forms the heart of the property. This stunning open plan space features sleek grey handleless cabinetry, a full range of wall and base units, stainless steel sink, double oven, induction hob, integrated dishwasher, and ample worktop space. A window to the rear with bespoke shutters brings in natural light, while recessed inset spotlights add a modern, clean finish. The dining area flows effortlessly from the kitchen, with French doors opening directly onto the garden, perfect for summer dining and entertaining.

Just off the kitchen is the practical utility room (2.31m x 1.41m / 7'7" x 4'8"), fitted with complementary wall and base units, a stainless-steel sink, and space for both a washing machine and tumble dryer-ideal for keeping household tasks neatly tucked away. A convenient ground floor WC is positioned off the hall.

Ascending the stairs to the first floor, the landing leads to three well-proportioned bedrooms. The master bedroom sits to the front of the property and benefits from its own en suite, while bedroom two and bedroom three enjoy pleasant views and easy access to the modern family bathroom. All rooms continue the home's well-appointed décor, offering a calm and contemporary feel.

STEP OUTSIDE

Externally, the property includes a detached garage and driveway, offering excellent storage and parking options. The rear garden-accessed via the French doors from the dining area-provides a superb extension of the living space, ideal for relaxing, entertaining, or family enjoyment.

THE LOCATION

Elmstead is a peaceful and well-connected village with strong local amenities and schooling. Residents have easy access to nearby train stations at Alresford, Wivenhoe and Hythe, offering convenient routes toward Colchester and beyond. The village provides everyday essentials, with cafés, pubs and services close by, while Colchester and Wivenhoe add a wider choice of shops and leisure facilities. Families benefit from excellent nearby schools, including the Outstanding-rated Millfields Primary, plus several Good-rated options within a short distance.



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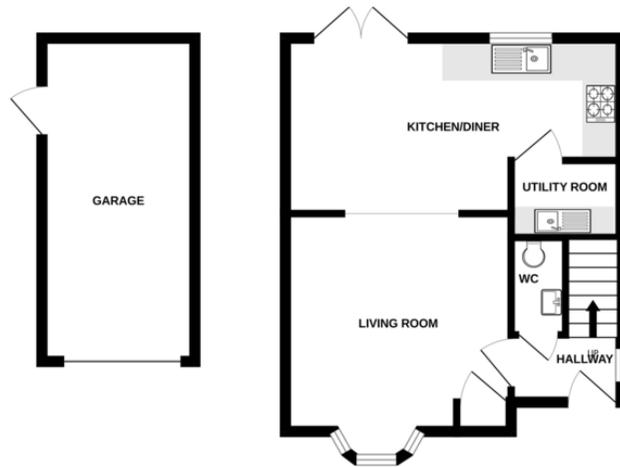


Chestnut Close, Elmstead, Colchester, CO7 7XL

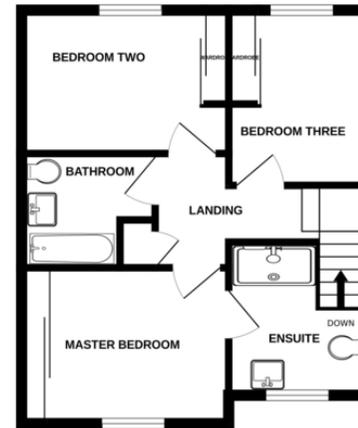


FLOORPLAN

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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DIRECTIONS

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