

**Pavillion View, Elmstead Market
CO7 7GP
Offers in Excess of £430,000 Freehold**





- **THREE YEAR OLD THREE BEDROOM DETACHED HOUSE**
- **GENEROUS CORNER PLOT**
- **SITUATED DOWN A QUIET COUNTRY LANE**
- **SPACIOUS LOUNGE**
- **AIRY KITCHEN/DINER**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **FAMILY BATHROOM**
- **DOWNSTAIRS CLOAKROOM**
- **CONVERTED GARAGE INTO HAIR SALON**
- **LARGE GARDEN**

**** NEARLY NEW THREE BEDROOM DETACHED HOUSE ****

This immaculate detached home is located down a quite country lane, just a short drive from Wivenhoe or Alresford train stations which have direct links to London Liverpool Street.

One of the main attractions of this property is its lounge which offers garden views through an elegant bay window and French doors, inviting an abundance of natural light. The heart of this home is its contemporary kitchen which houses integrated appliances, presenting an open-plan design with a dedicated dining space, the Bi-Fold doors to the garden allow the outside space into the dining area. The large cloakroom completes the ground floor.

To the first floor you are met with an elegant double, featuring its own En-suite shower room for added privacy and comfort. The second bedroom is a spacious double offering ample space for relaxation, while a single bedroom serves as an ideal room for a child or guest. Each room resonates with an air of simplicity and elegance, designed meticulously to offer a relaxing, homey atmosphere. The family bathroom, which incorporates a shower, as well as a bath, caters to your own personal preference of either a calming bath or a refreshing shower at the end of a long day.

This three bedroom dwelling is set on a large corner plot, providing ample space for a family to enjoy. A rare find, this property boasts a unique, partially converted garage, which is currently utilised as a hair/beauty salon but could also be used as a home office or den. The rear garden is the second largest available on the development allowing your family the space and freedom to enjoy. The off road parking to the side is the final finishing touch to this fabulous property.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

18' 3" x 14' 3" (5.56m x 4.34m)

KITCHEN/DINER

21' 1" x 11' 1" (6.42m x 3.38m)

CLOAKROOM

5' 8" x 4' 7" (1.73m x 1.40m)

HAIR SALON/BEAUTY ROOM

13' 3" x 9' 3" (4.04m x 2.82m)

GARAGE/STORAGE

9' 3" x 8' 9" (2.82m x 2.66m)



FIRST FLOOR LANDING

PRINCIPAL BEDROOM

11' 5" x 10' 11" (3.48m x 3.32m)

EN-SUITE

7' 8" x 4' 8" (2.34m x 1.42m)

BEDROOM TWO

12' 0" x 9' 11" (3.65m x 3.02m)

BEDROOM THREE

11' 1" x 8' 7" (3.38m x 2.61m)

FAMILY BATHROOM

7' 7" x 6' 4" (2.31m x 1.93m)

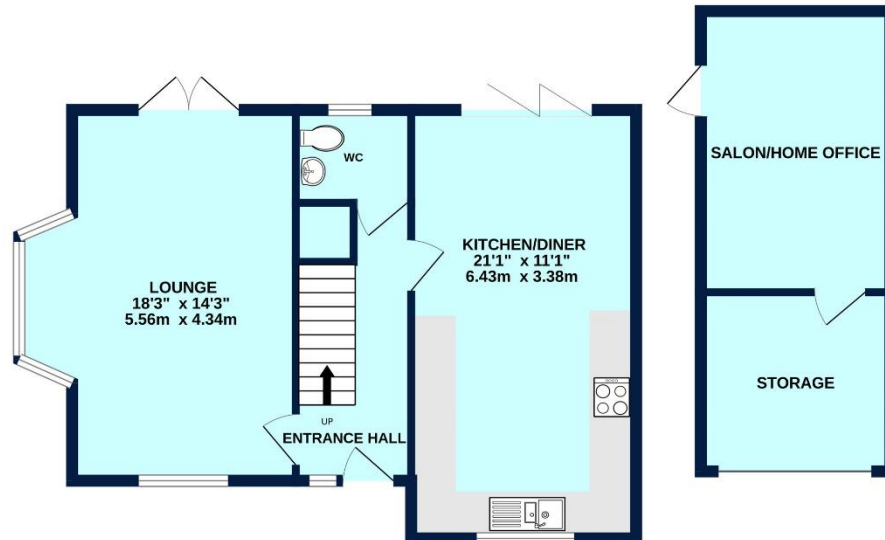




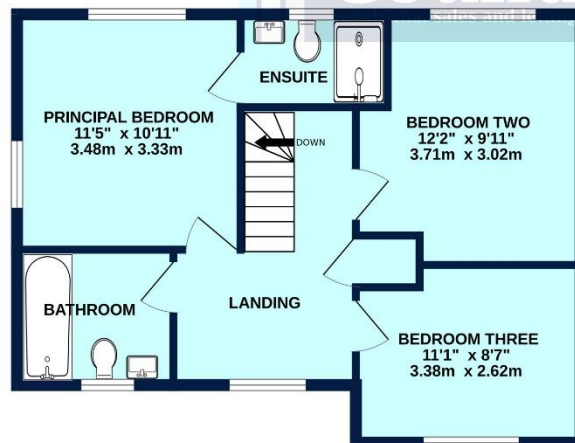


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



PAVILLION VIEW

TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

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