Winterbourne Gardens,
Elmstead Market
CO7 7FG
Guide Price £525,000 to £550,000
Freehold

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **CHAIN FREE**
- **DETACHED MODERN FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**
- **EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM**
- **KITCHEN/BREAKFAST ROOM**
- **LIVING ROOM & SEPARATE DINING ROOM**
- **FRENCH DOORS TO GARDEN**
- **GARAGE**
- **BLOCK PAVED DRIVE FOR OFF ROAD PARKING**
- **ACCESS TO COLCHESTER AND A120/A133**

A TRULY VERSATILE FOUR BEDROOM DETACHED EXECUTIVE STYLE HOME OFFERING WELL PLANNED FAMILY ACCOMMODATION WHILST BEING CONVENIENTLY LOCATED

NO CHAIN

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

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL
13' 11'' x 7' 1'' (4.24m x 2.16m)
Composite entrance door, double glazed window to front elevation. Stair flight to first floor landing, storage cupboard understairs, wall mounted thermostat. 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. Natural Wood Oak flooring, two radiators.

DINING ROOM
13' 10'' x 11' 11'' (4.21m x 3.63m)
Double glazed windows to front and side elevations. Natural Wood Oak flooring, two radiators.

KITCHEN/FAMILY ROOM
19' 6'' x 14' 11'' (5.94m x 4.54m)
Three double glazed windows to side elevations, two double glazed picture windows and double glazed French doors to garden. One and a quarter inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted contrasting cupboards. Integrated dishwasher, filter hood over a five ring induction hob, electric oven inset to tall standing storage unit. Built-in tall standing fridge and built-in tall standing freezer. Concealed wall mounted gas fired boiler. Further built-in electric oven and adjacent built-in combination microwave. Central island forming a breakfast bar with ample storage and shelving under with additional work space. Wood laminate flooring, two radiators.

CLOAKROOM
6' 7'' x 3' 8'' (2.01m x 1.12m)
Extractor fan, double glazed frosted window to rear elevation. Low level WC and wash hand basin with mixer tap. Part tiled walls, tiled flooring, radiator.

PRINCIPAL BEDROOM
13' 9'' x 12' 1'' (4.19m x 3.68m)
Double glazed windows to front and side elevations. Natural Wood Oak flooring, radiator.

EN-SUITE SHOWER ROOM
9' 9'' x 2' 7'' (2.97m x 0.79m)
Extractor fan. Low level WC, wash hand basin with mixer tap and built-in shower cubicle with shower unit and folding screen door. Tiled splash backs, tiled flooring, heated towel radiator.

BEDROOM TWO
13' 10'' x 11' 7'' (4.21m x 3.53m)
Double glazed windows to front and rear elevations, radiator.

BEDROOM THREE
14' 8'' x 9' 2'' (4.47m x 2.79m)
Two double glazed windows to side elevations. Natural Wood Oak flooring, radiator.

BEDROOM FOUR
10' 3'' x 10' 2'' (3.12m x 3.10m)
Double glazed window to front elevation, bulk head storage cupboard. Natural Wood Oak flooring, radiator.

FAMILY BATHROOM
9' 11'' x 6' 10'' (3.02m x 2.08m)
Extractor fan, double glazed frosted window to one elevation. Low level WC, wash hand basin with mixer tap and panel bath with mixer tap shower spray. Part tiled walls, tiled flooring, heated towel radiator.

FRONT GARDEN

Open plan privet hedging for privacy, lawned area, continuing to a block paved driveway to garage.

GARAGE

23' 1'' x 10' 7'' (7.03m x 3.22m)

Up and over door, power and lighting, personal door to garden.

REAR GARDEN

Generous area with large flag stone areas, lawned areas and flower beds. Area ideal for hot tub behind the garage. Side access.

AGENT'S NOTE

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

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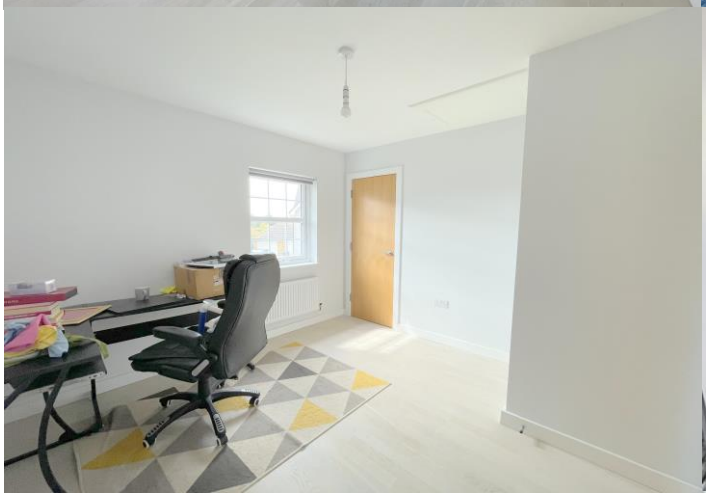

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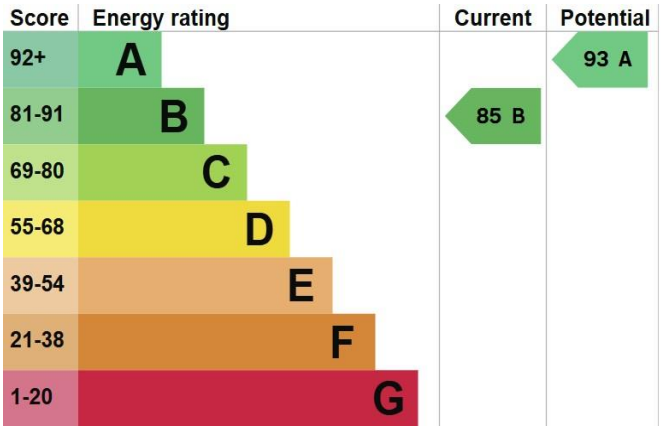

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