

NP NICHOLAS
PERCIVAL

FOR SALE – 44 Holly Way
Elmstead, Colchester, Essex CO7 7YG

Incorporating **BS** BIRCHALL
STEEL





44 Holly Way, Elmstead, Colchester, Essex CO7 7YG

Offered with no onward chain, 44 Holly Way is a semi-detached two-bedroom bungalow set within a peaceful residential location in the popular village of Elmstead. The property features an open-plan sitting room, dining area and kitchen, along with a conservatory, shower room, single garage, off-road parking and an enclosed rear garden. This home presents an ideal opportunity for the new owners to update and personalise the accommodation to suit their own style and requirements.

Tenure Freehold | Council Tax Band C | Gas Central Heating | EPC D

Mains Water, Drainage, Gas and Electricity Connected | Please Note Restrictive Covenants Apply

A closer look inside the property

A spacious entrance porch welcomes you to the property, providing ample storage for coats and shoes before opening into the main living area. The open-plan layout combines a light and airy sitting room with an adjoining dining space, creating a sociable and versatile area ideal for both relaxing and entertaining. The kitchen sits alongside, offering good potential for modernisation or reconfiguration to suit personal taste.

To the rear, the conservatory extends the living space and enjoys pleasant views over the garden, offering a peaceful spot to unwind throughout the seasons.

The principal bedroom, positioned to the front of the property, benefits from built-in wardrobes, while the second double bedroom overlooks the rear garden. The accommodation is completed by a shower room featuring a double shower cubicle, hand basin set within a vanity unit, WC and heated towel rail.

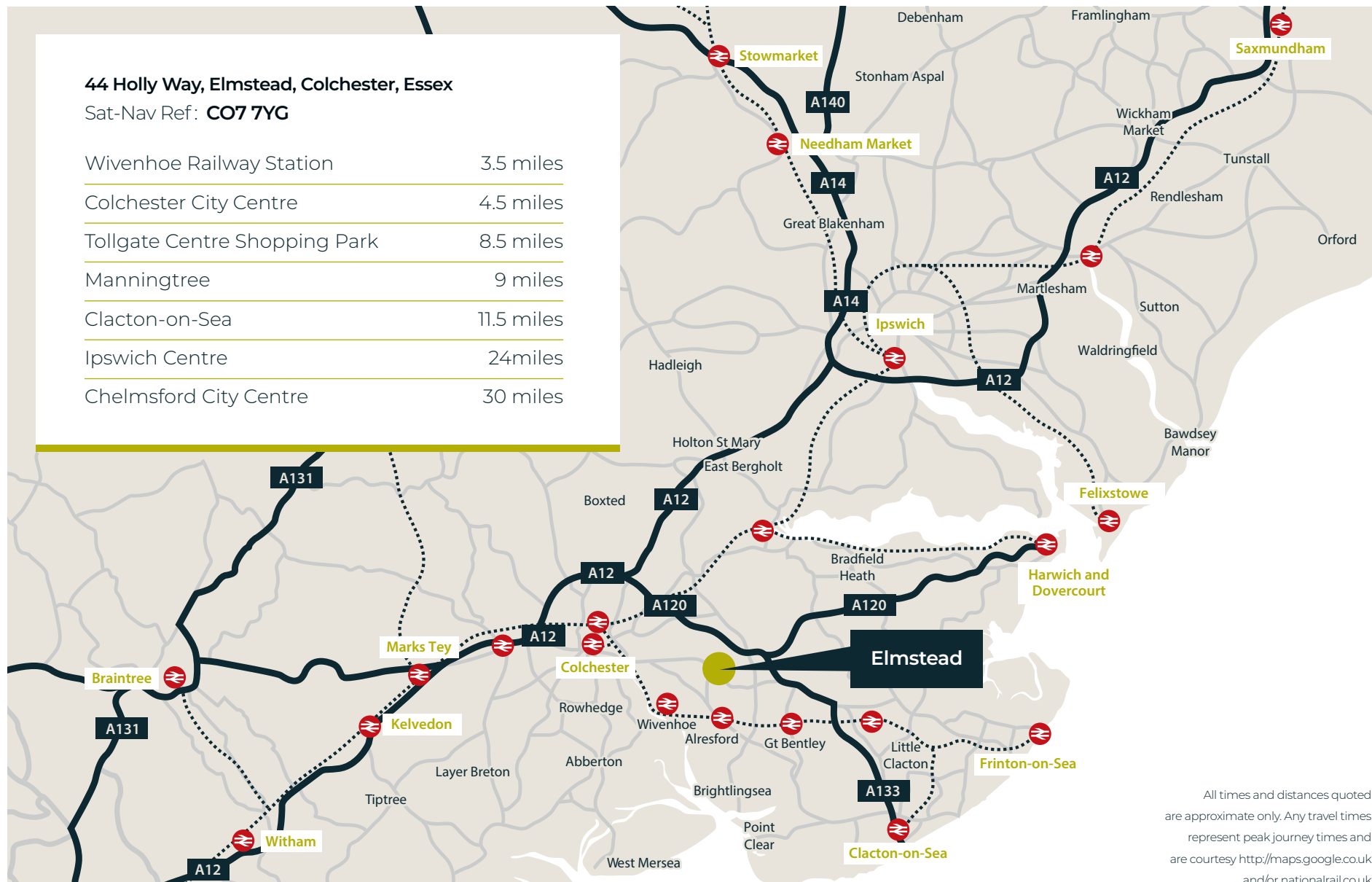




44 Holly Way, Elmstead, Colchester, Essex

Sat-Nav Ref: **CO7 7YG**

Wivenhoe Railway Station	3.5 miles
Colchester City Centre	4.5 miles
Tollgate Centre Shopping Park	8.5 miles
Manningtree	9 miles
Clacton-on-Sea	11.5 miles
Ipswich Centre	24miles
Chelmsford City Centre	30 miles



All times and distances quoted are approximate only. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk

Living in Elmstead

The village of Elmstead offers the perfect blend of community and convenience, surrounded by scenic countryside yet just a short drive from the city of Colchester and the coast.

Local amenities include a village shop, primary school, and a welcoming pub, with nearby Ardleigh and Alresford providing further everyday essentials. For those who enjoy the outdoors, there are numerous walking and cycling routes nearby, while excellent transport links, including easy access to the A120 and A12, make commuting straightforward.

Elmstead is a lovely place to call home — peaceful, well-connected, and full of character

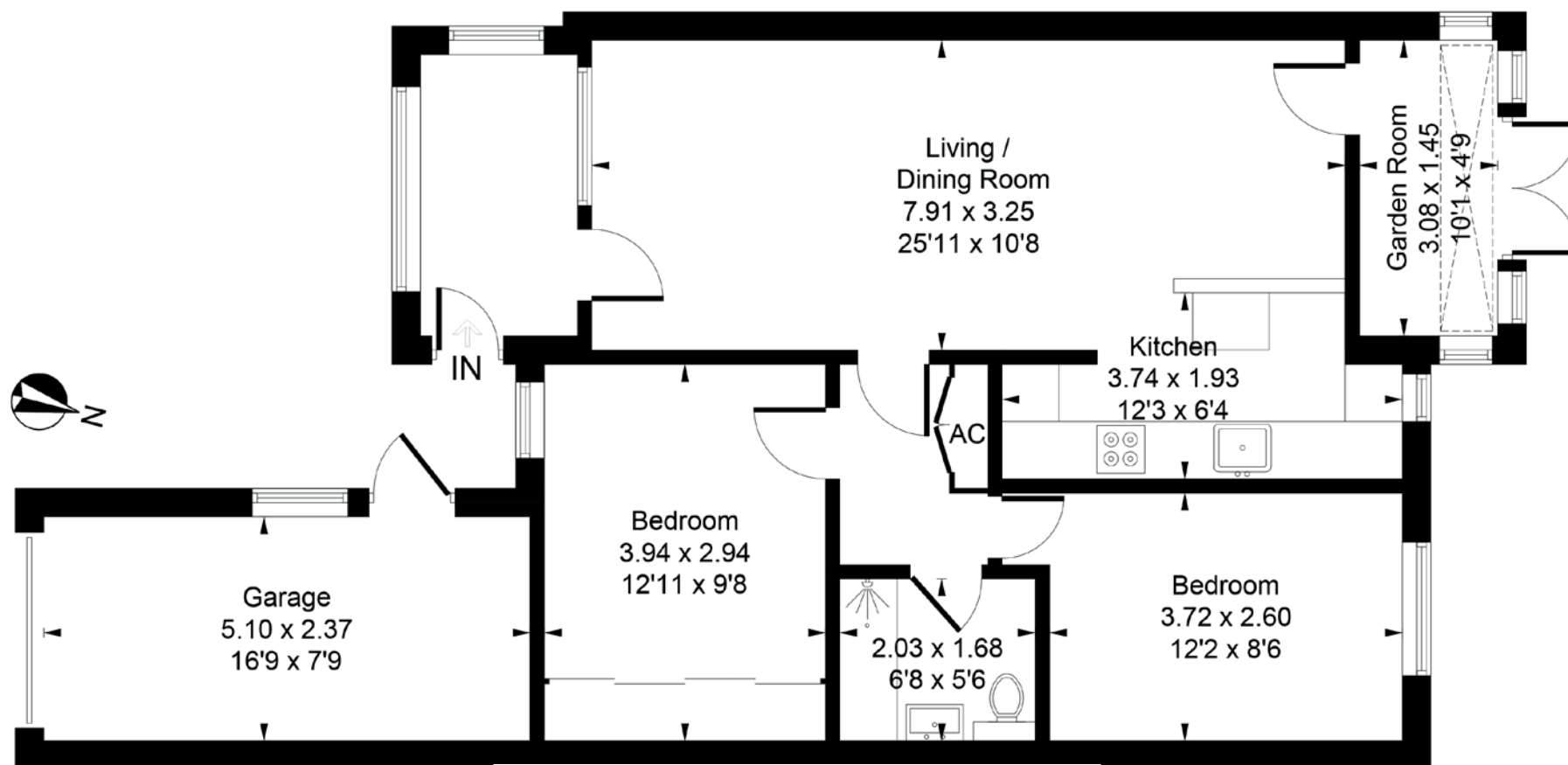
Outside

To the front of the property there is off-road parking and a single garage with power and lighting connected. A side gate provides access to the enclosed rear garden, which is mainly laid to lawn with a patio adjacent to the conservatory—perfect for outdoor dining or simply enjoying the sun. The garden offers plenty of potential for landscaping or creating a private, low-maintenance retreat.









Holly Way, Elmstead

Approximate Internal Area: 789 SqFt (73.3 SqMt)

Approximate Garage Area: 130 SqFt (12.1 SqMt)

Total Approximate Area: 919 SqFt (85.4 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Agents Notes :

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.