



BLAKE &  
THICKBROOM



**Winterbourne Gardens, Colchester, CO7 7FG**

Colchester

**£550,000**

**Bedrooms:** 4 | **Bathrooms:** 2 | **Receptions:** 3

Blake & Thickbroom are delighted to be offering for sale this substantial four bedroom detached house, built in 2018, situated in the much sought after village of Elmstead Market. The property boasts generous accommodation and size throughout and an internal inspection is highly recommended. The property is situated within easy reach of local shopping facilities giving easy access to Colchester. Call our Offices to arrange a viewing.

**FIRST FLOOR: BEDROOM ONE:** 4.19m x 3.63m (13'9 x 11'11) - Radiator. Double glazed windows to front and side, both with shutter blinds. Door to:

**EN SUITE SHOWER ROOM:** 2.97m x 0.76m (9'9 x 2'6) - Fitted with shower tray with sliding door, two shower attachments, vanity hand wash basin with mixer tap, low level WC. Heated towel rail. Fully tiled walls, tiled flooring.

**BEDROOM TWO:** 4.22m x 3.51m (13'10 x 11'6) - Radiator. Double glazed windows to front and rear, both with shutter blinds.

**BEDROOM THREE:** 4.47m x 3.43m (14'8 x 11'3) - (max). Radiator. Double glazed windows to both sides, both with shutter blinds.

**BEDROOM FOUR:** 3.12m x 3.1m (10'3 x 10'2) - Radiator. Loft access. Storage cupboard. Double glazed window to front with shutter blinds.

**BATHROOM:** 3.02m x 2.08m (9'11 x 6'10) - Fitted with paneled bath with shower attachment and shower screen, vanity hand wash basin with mixer tap, low level WC. Heated towel rail. Extractor fan. Fully tiled walls, tiled flooring. Double glazed window to side.

**FIRST FLOOR LANDING:** Radiator. Airing cupboard. Doors to all rooms. Starflight to ground floor. Double glazed windows to side and rear.

**ENTRANCE HALL:** Double glazed window to front with shutter blind. Radiator. Starflight to first floor with understairs storage. Fully tiled floor. Doors to all rooms.

**LOUNGE:** 5.18m x 4.22m (17'0 x 13'10) - Two radiators. Two double glazed windows to front with shutter blinds, double glazed window to rear.

**GROUND FLOOR CLOAKROOM:** 2.01m x 1.12m (6'7 x 3'8) - Fitted with low level WC, vanity hand wash basin with mixer tap. Radiator. Part tiled walls, tiled flooring. Double glazed window to rear.

**DINING AREA:** 4.22m x 3.66m (13'10 x 12'0) - Two radiators. Double glazed windows to front and side, both with shutter blinds.

**KITCHEN / LIVING / DINER:** 5.94m x 4.47m (19'6 x 14'8) - Modern fitted kitchen comprising of cream units with laminated work surfaces, matching upstands, inset one and a half bowl sink drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, cupboard housing wall mounted boiler, cooker to remain with extractor hood above, fitted fridge, freezer, dishwasher. Two radiators. Two double glazed windows to side with shutter blinds. Double glazed window and French style doors to side leading to garden.

**OUTSIDE:** The property occupies a corner plot position with flower beds adjacent to the house, partly laid to lawn down the side leading to fully block paved affording access for off road parking. Further access to garage with up and over door. Side access leading to rear garden. Well established rear garden with decked areas adjacent, shingled and paved areas surrounding. Partly laid to lawn. Outside tap. The rear garden is partially retained by wooden paneled fencing.

Wooden storage shed / summer house (12'10 x 9') with power and light connected, double glazed windows to front with French style doors. Service door to garage.

**GARAGE / UTILITY:** The garage has been partly converted to form a utility area. The remaining garage measures 17' x 10'7 whilst the utility area measures 10'7 x 5'6 comprising of laminated rolled edge work surfaces and a range of eye level cupboards, cupboard below.

Material information for this property.

Tenure is Freehold.

Council Tax Band F.

EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We have been advised there is a road charge of approximately £230 per annum.

Non standard properties features to note - None.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017-** When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

**Tenure:** Freehold

**Property Type:** Detached House

- FOUR DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- LOUNGE 17'x 13'10
- DINING AREA 13'10 x 12'
- KITCHEN LIVING DINER 19'6 x 14'8
- GROUND FLOOR CLOAKROOM
- UTILITY ROOM 10'7 x 5'6
- BATHROOM 9'11 x 6'10
- OFF ROAD PARKING & GARAGE
- GAS HEATING

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