



- Detached Home
- Parking & Garage
- Bespoke Shutters
- Kitchen/Diner
- Utility Room
- Three Double Bedrooms
- South Facing Garden
- En-Suite & Bathroom

## 4 Tye Green, Elmstead, Colchester, Essex. CO7 7GZ.

Offered for sale in a beautiful plot with open space to front and fields adjacent is this fabulous Hills built stylish detached three bedroom family home positioned on this small development just on the outskirts of Elmstead, Colchester. The A133, A120 and A12 carriageways mean there are excellent links to Colchester, Clacton, Harwich and beyond. The villages of Alresford and Wivenhoe are just a few miles away and have mainline stations to London Liverpool Street with trains from Colchester to London Liverpool St taking just 45 minutes. . This modern built home is just 3 years old and offers the remainder of the new build warranty alongside high specifications throughout and a charming South facing garden. Highlights include open plan kitchen/diner, lounge, utility, ground floor WC, three double bedrooms, family bathroom and en-suite to master. Viewing highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, stairs to first floor and doors to WC and Lounge.

### WC



7' 5" x 4' 11" (2.26m x 1.50m) Part tiled walls, WC, radiator, inset spot lights, and wall hung basin.

### Lounge



15' 01" x 14' 2" (4.60m x 4.32m) Double glazed bay fronted window, radiator, bespoke shutters, open plan to:

### Kitchen/Diner



22' 10" x 11' 0" (6.96m x 3.35m) Double glazed window to rear, and French doors, fitted kitchen including a range of stylish and contemporary wall and base units, fitted Bosch double oven including microwave, Bosch gas hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, stainless steel sink with right hand drainer good quality worktops and views over the garden.

### Utility Room



7' 5" x 4' 11" (2.26m x 1.50m) laminate worktop, range of wall and base units, space for washing machine and tumble dryer, stainless steel sink.

## First Floor

### Landing

Bespoke window to side, loft access, doors leading to:

# Property Details.

## Bedroom One



16' 01" x 9' 0" (4.90m x 2.74m) Double glazed window to front, shutters, radiator, fitted wardrobes.

## En Suite

Window to front, towel rail, vanity unit basin, low level WC, shower encloser with tiled splash back.

## Bedroom Two



12' 7" x 8' 7" (3.84m x 2.62m) Double glazed window to rear, radiator, shutters.

## Bedroom Three

10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to rear, radiator, shutters.

## Family Bathroom



Double glazed obscure window to side, shutters, towel rail, inset spot lights, part tiled walls, low level WC, wall hung vanity unit, panelled bath, over head shower.

## Outside

### Rear Garden



A well maintained private un-overlooked rear garden with extended patio area, retained by fencing and mainly laid to lawn.

### Off Road Parking & Garage

Ample off road parking from the generous driveway with side by side parking for two leading to the spacious garage with power and light connected..

### Elmstead

Elmstead Market is a charming village located within the borough of Colchester in Essex. Elmstead Market offers a picturesque and peaceful rural setting for its inhabitants.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.