



- Stylish & Contemporary
- Four Bedrooms
- En-Suite & Bathroom
- Garage Conversion Available
- Refitted 21' Kitchen/Diner
- Air Conditioning
- Village Lifestyle
- Landscaped Garden

## 22 Winterbourne Gardens, Elmstead, Colchester, Essex. CO7 7FG.

A beautifully presented and upgraded family home in the sought after village of Elmstead just East of Colchester City. This stylish home has been upgraded and improved by the current owners to include a stylish refitted kitchen/diner, living room, ground floor cloakroom, four first floor bedrooms, en-suite, family bathroom, gated driveway providing off road parking with EV charging point, landscaped rear garden with extended patio, raised deck, storage and part converted garage offering flexible space. In the village is a excellent infant and primary school, local shops, restaurant, doctors and great access to the A120/A12 and train stations in Wivenhoe and Alresford.





# Property Details.

## Ground Floor

### Entrance Hall

Window to front, wood effect flooring, stairs to first floor with storage under and doors to.

### Lounge



16' 11" x 14' 0" (5.16m x 4.27m) Window to front, media wall and sliding doors to kitchen.

### Kitchen/Diner



21' 0" x 10' 1" (6.40m x 3.07m) Window and French doors to rear, porcelain tiled floor, a range of fitted wall units with space for American style fridge/freezer, a comprehensive range of fitted units and drawers with oak worktops over, inset butler sink, wine cooler, integrated dishwasher, integrated washing machine, space for range cooker with extractor over, tiled splash backs, matching eye level units.

### Ground Floor Cloakroom

Window to side, half tiled walls, close coupled WC, wall hung wash hand basin.

## First Floor

### Landing

Window to side, loft access with drop down ladder, airing cupboard and doors to.

# Property Details.

## Bedroom



12' 8" x 11' 10" (3.86m x 3.61m) Window to rear, door to en-suite.

## En-Suite



Shower cubicle, wall hung wash hand basin, close coupled WC, heated towel rail.

## Bedroom

12' 3" x 8' 7" (3.73m x 2.62m) Window to rear.

## Bedroom

11' 7" x 10' 11" (3.53m x 3.33m) An L shape room with window to front.

## Bedroom

8' 8" x 7' 1" (2.64m x 2.16m) Window to rear.

## Bathroom



Panel bath with screen and rain shower over, wall mounted mirror TV, wash hand basin, close coupled WC, tiled walls.

## Outside

### Rear Garden



Mainly laid to lawn, patio area, deck area, ample outside power sockets and lighting, space for Hot Tub, covered recess to rear of garage, personal door to garage which has been part converted to a usable room with the remainder still being used for storage.

## Driveway

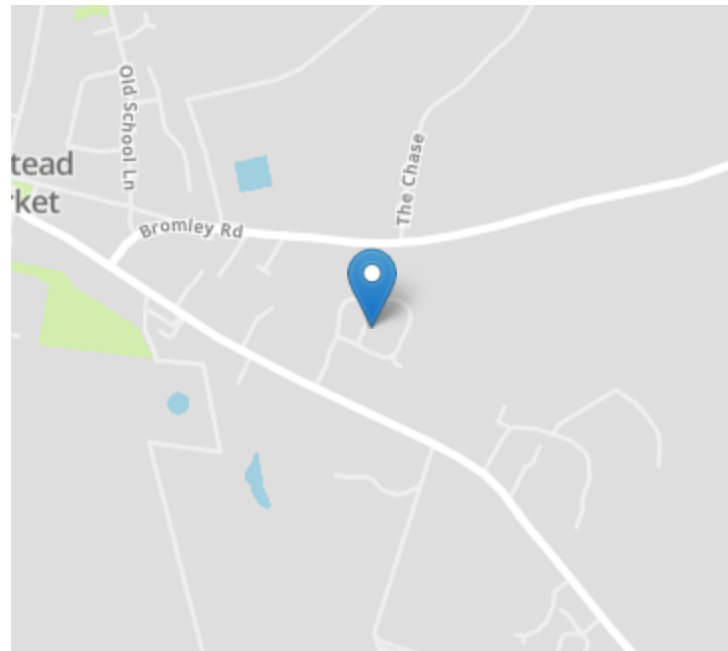
Offering off road parking with gated access and leading to garage.

# 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.