



- Part Exchange Available
- Assisted Moves
- Hills Residential Development
- Village Location
- Double Garage
- New Home Warranty
- High Specification
- Stylish and Contemporary

## 47 The Oakley Asterwood, School Road, Elmstead, Colchester, Essex. CO7 7ET.

Incredible quality and high end fittings in this stunning village homes. This handsome, classically styled four bedroom residence offers ample spaces for refined, modern living. The expansive living room with feature fireplace and glazed double doors onto the garden will be perfect for gatherings and relaxation, while the beautiful open-plan kitchen and dining area will impress visitors with its high specification integrated appliances, premium units, sleek surfaces and light fittings. Conveniently, a utility room with outdoor access keeps functional items out of sight. Upstairs, three sizeable double bedrooms and a luxury family bathroom accompany the outstanding principal bedroom with built-in wardrobes and a stylish En-suite bathroom.



# Property Details.

## Details

### Measurements

Entrance Hall  
Cloakroom  
Kitchen / Dining 7.15m x 4.51m 23'4" x 14'8"  
Utility Room 1.91m x 1.80m 6'2" x 5'11"  
Living Room 7.15m x 4.27m 23'4" x 14'0"  
Principal Bedroom 3.96m x 3.32m 13'0" x 10'8"  
Bedroom Two 3.94m x 3.34m 12'9" x 10'9"  
Bedroom Three 3.70m x 3.33m 12'2" x 10'4"  
Bedroom Four 3.44m x 2.74m 11'3" x 9'0"  
Double Garage  
Gardens

### Specification

Individually designed kitchens  
Choice of wall and base units with handleless design\*  
Choice of laminate worktop and upstands\* (Stone as an extra)  
choice of LVT plank flooring  
Stainless steel sink  
Bosch Appliances  
4 & 5 ring induction hob  
Glass splashback to hob  
Chimney Cooker Hood  
Fully integrated fridge/freezer  
Fully integrated dishwashers  
Quality Bathrooms WC En Suites  
Choice of wall tiles to the En-suite and bathrooms in the required areas\*  
Choice of LVT plank flooring\*  
White gloss basin with vanity unit to the En-suite and bathrooms  
Roca floor mounted back to wall toilet with soft close seat and concealed cistern  
Roca Targa taps  
Roca shower as shown on floorplans with silver/clear shower door  
Bath as shown on the floorplans  
Roca shower over bath (in the bathrooms only)  
Chrome finish towel rail to En-suite and bathrooms  
Heating, lighting & electrics  
Compact style radiators with top and side grills  
Brushed aluminium sockets to be provided on the ground floor and white plastic sockets to the first floor  
Double sockets throughout with USB sockets provided to kitchen and bedrooms  
Downlights provided as standard to hall, cloakroom, kitchen, utility, bathroom and En-suite with pendants elsewhere  
Socket and light to loft.  
Home Entertainment Communications  
TV points to the living room, dining/family room and all bedrooms  
Telephone points to the hall, living room and master bedroom  
Finishing Details  
Dulux Supermatt emulsion white to all walls and ceilings. Dulux Satinwood white to all woodwork  
Internal doors are solid core with oak finish  
Windows & French doors are white PVCU  
Half glazed front doors  
Wardrobes to principal bedroom  
Turf & landscaped front gardens and seed to the rear  
External tap provided to all homes  
Security Peace Of Mind  
Smoke alarm to each floor  
Carbon monoxide alarm to all rooms with a concealed flue  
Spur provided for future alarm fitting in hallway

### Location