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property consultants

£625,000

- Beautiful South Facing Garden
- Bespoke Shutters
- Living Room With Fireplace & French Doors
- En-Suite, Family Bathroom & WC
- Four Double Bedrooms
- Kitchen With Island/Dining/Family Room
- Double Garage & Ample parking
- Exceptionally Well Presented
- NHBC Warranty Reaming
- Solar Panels

Call to view 01206 820999

1 Grange Farm Close, Elmstead, Colchester, Essex. CO7 7FF.

A charming detached family home constructed by Hills home tucked away on the edge of the village of Elmstead. This incredible home is beautifully finished to a high specification and offers versatile living space to include a gorgeous open plan kitchen with island/dining area/snug backing on to the south facing garden, lounge with log burner, study, utility room, cloakroom, four double bedrooms with en-suite to master and fitted wardrobe, family bathroom, end of cul-de -sac position with ample off road parking, well stocked rear garden and double garage. Solar panels. Viewing highly advised.

Ground Floor

Entrance Hall

Composite front door, inset floor mat, under stairs storage, stairs to first floor, inset spot lights.

WC

Double obscure window to front, radiator, inset spot lights, low level WC, wall hung vanity unit.

Living Room

24' 03" x 12' 08" (7.39m x 3.86m) Double glazed window to front, two radiators, French doors to rear, log burner, slate hearth with sandstone surround.

Study

10' 09" x 6' 10" (3.28m x 2.08m) Double glazed window to front, shutters, radiator.

Kitchen/Diner

21' 07" x 10' 01" (6.58m x 3.07m) Tiled floor, inset spot lights, range of wall and base units, range of wall and base gloss units, laminate worktop, island with space for bar stools, inset sink, Siemans appliances including double oven, induction hob, over head fan, fridge/freezer, dish washer. open plan onto the dining area.

Snug

16' 11" x 11' 0" (5.16m x 3.35m) Double glazed window to rear, radiator, French doors, inset spot lights.

First Floor

Landing

Loft access, airing cupboard, doors leading to:

Bedroom One

13' 6" x 12' 3" (4.11m x 3.73m) Double glazed window to rear, shutters, wardrobe, radiator.

En Suite

Double glazed obscure window to rear, tiled floor, radiator, low level WC, vanity unit, shower enclosure.

Bedroom Two

12' 08" x 10' 2" (3.86m x 3.10m) Double glazed window to front, shutters, radiator.

Bedroom Three

12' 3" x 9' 4" (3.73m x 2.84m) Double glazed window to rear, shutters, radiator.

Bedroom Four

11' 6" x 9' 08" (3.51m x 2.95m) Double glazed window to front, shutters, radiator.

Family Bathroom

Tiled floor, inset spot lights, panelled bath, low level WC, vanity unit.

Outside

Rear Garden

A generous garden mainly laid to lawn with fencing to boundaries and various shrubs and plants, gated side access, door to garage, further gate to storage area behind garage.
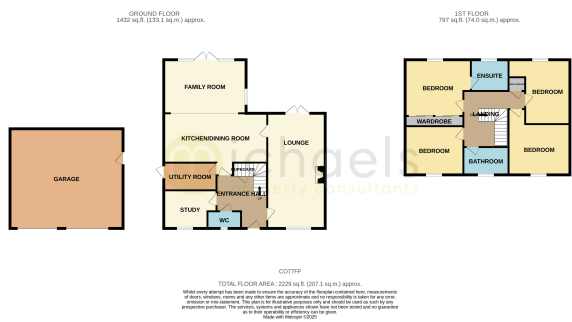
Double Garage

23' 5" x 20' 1" (7.14m x 6.12m) Twin up and over doors to front, door to garden, power and light connected, eaves storage.
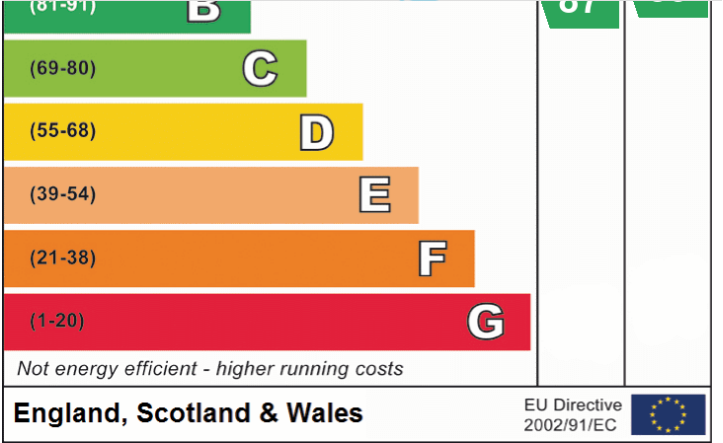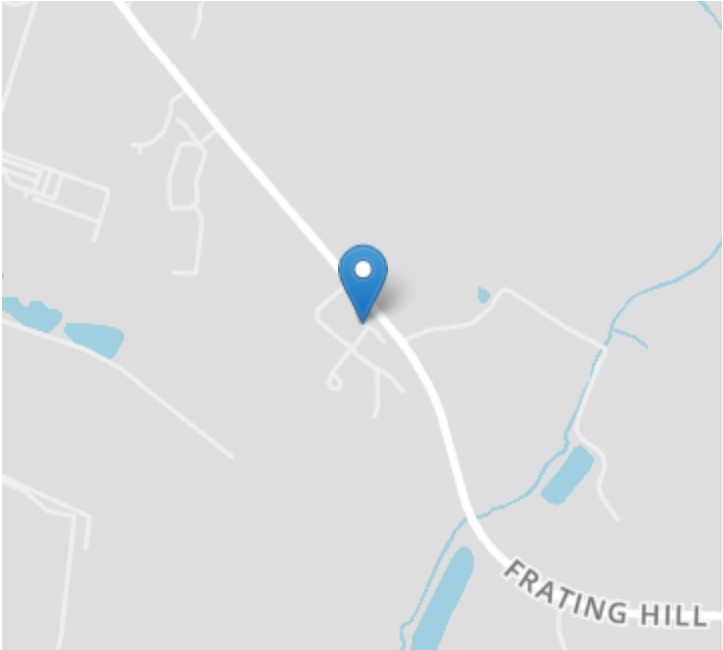
Driveway

A generous driveway providing ample off road parking.

Property Details.

Floorplans

GROUND FLOOR
1432 sq.ft. (133.1 sq.m.) approx.

FAMILY ROOM

KITCHEN/DINING ROOM

LOUNGE

UTILITY ROOM

GARAGE

STUDY

ENTRANCE HALL

WC

1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.

BEDROOM

ENSUITE

BEDROOM

WARDROBE

LANDING

BEDROOM

BATHROOM

BEDROOM

CO77FF

TOTAL FLOOR AREA : 2229 sq.ft. (207.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

FRATING HILL

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive
2002/91/EC

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.

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