



- Magnificent Brand New Property
- Newly Built To The Highest Of Standards
- Luxury Open Plan Kitchen/Dining/Day Room
- Master Suite With Dressing Area And En-suite
- Five Double Bedrooms
- Two Luxury Bathrooms
- Approximately 3500sqft Of Living Accommodation
- 10 Year NHBC Warranty
- No Onward Chain

Call to view 01206 820999



Farnley House Clacton Road, Elmstead, Colchester, Essex. CO7 7DB.

A unique and individually built exceptional five double bedroom detached house offering living accommodation of approximately 3500sqft in the village of Elmstead Market to the East of Colchester. Newly built to the very highest of specifications, with stunning interior design and lavish fittings throughout this exquisite home must be viewed. Internally you can expect to find abundance of space to include a master bedroom suite with dressing room and ensuite, four double bedrooms, two bathrooms, spacious lounge, home office, beautiful open planned kitchen/dining/day room with high grade appliances, utility room and cloakroom. Externally there is an impressive sized south west facing landscaped garden, detached double garage and a private driveway providing ample parking. Offered with no onward chain, we would strongly advise full inspection to appreciate the size and attention to detail within this incredible house.



Property Details.

Ground Floor

Entrance Hall

With luxury Moduleo floor and heating under, stairs rising to first floor, large coats storage cupboard, handmade skirting and architraves, solid oak veneer doors to.

Cloakroom

With obscure window to side, luxury Moduleo floor and heating under, Geberit enclosed WC, ceramic wash hand basin.

Lounge



18' 4" x 14' 9" (5.59m x 4.50m) With two double glazed sash windows to front, double glazed sash window to side, under floor heating, TV/satellite point, chimney breast with air conditioning unit integrated, handmade skirting and architraves, double solid oak veneer doors to dining room/day room.

Dining Room/Day Room

27' 1" x 12' 6" (8.25m x 3.81m) A bright spacious family area with two sets of double glazed bi-folding doors to garden, luxury Moduleo floor and heating under, handmade skirting and architraves, storage cupboard, open to kitchen and door to utility room.

Kitchen

16' 9" x 14' 5" (5.11m x 4.39m) With double glazed sash window to rear and bi-folding doors to garden, feature glass roof lantern, luxury Moduleo floor and heating under, a high quality fitted kitchen with contemporary true handleless units and silestone sharkstooth worktops and upstand over, a range of high grade NEFF appliances to include: two slide and hide ovens, combination oven, built in espresso machine, induction hob with extractor hood over, two wine coolers, NEFF dishwasher and an AEG tall fridge and separate tall freezer. A feature of this kitchen is the large oversized central island with storage under and space for bar stools.



Utility Room

Sash window to front, door to rear garden, luxury Moduleo floor and heating under, fitted unit with tall freezer inset, a further range of fitted units with space and plumbing for appliances, inset sink, matching eye level units.

Home Office/Study

12' 9" x 10' 2" (3.89m x 3.10m) With double glazed sash windows to front and side, carpeted floor and heating under, handmade skirting and architraves.

First Floor

Landing

With double glazed sash window to front, stairs rising to second floor, radiator, airing cupboard and solid oak veneer doors to.

Master Bedroom



14' 9" x 13' 9" (4.50m x 4.19m) With two double glazed sash windows to front, radiator, open to dressing area.

Property Details.

Dressing Area



14' 9" x 9' 2" (4.50m x 2.79m) With obscure sash window to side, radiator, two built in double wardrobes, door to en-suite.

En-Suite



With double glazed obscure sash window to rear, luxury fitted en-suite with high quality sanitaryware to include his and her double wall hung vanity basin, Geberit enclosed cistern WC, double walk in shower, heated towel rail, luxury Moduleo floor and heating under.

Bedroom Two

13' 1" x 12' 4" (3.99m x 3.76m) With two double glazed sash windows to front, radiator, built in double wardrobe.

Bedroom Three

12' 6" x 12' 4" (3.81m x 3.76m) With two double glazed sash windows to rear, radiator, built in double wardrobe.

Bathroom

Modern four piece bathroom suite with obscure double glazed window to rear, luxury Moduleo floor and heating under,, heated towel rail, part tiled walls, high quality sanitaryware to include Geberit enclosed cistern WC, wash hand vanity basin, shower cubicle and separate bath.

Second Floor

Second Floor Landing

With double glazed window to rear and Velux window to front, radiator, solid oak veneer doors to.

Bedroom Four

16' 5" x 14' 9" (5.00m x 4.50m) With double glazed sash window to rear, two radiators, built in double wardrobe.

Bedroom Five

16' 5" x 15' 5" (5.00m x 4.70m) With double glazed sash window to front and rear, radiator, built in double wardrobe.

Shower Room

Modern shower room with obscure window to front, luxury Moduleo floor and heating under, high quality sanitaryware to include wash hand vanity basin, Geberit enclosed cistern WC, shower cubicle and heated towel rail.

Outside

Rear Garden



A generous landscaped garden enclosed by fencing with gated access both sides, security lights, outside tap, sandstone patio area with a good size lawn, open views to paddocks, further sandstone patio area, further astroturf area.

Double Garage

A double garage with two electric roller doors to front, power and light connected, loft access via ladder offering ample storage and potential.

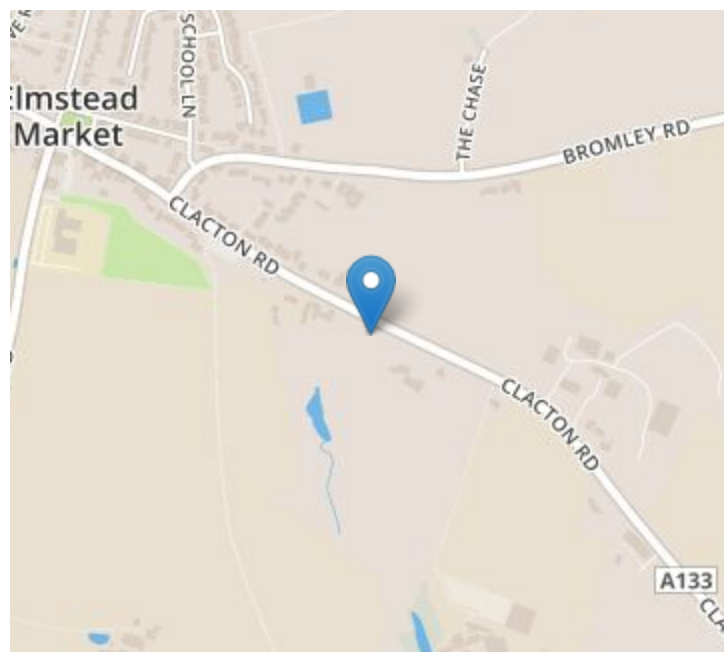
Driveway, Access and Parking

Accessed via a secure intercom electric gate system leading to a generous block paved driveway providing ample off road parking.

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.