



- New Build
- Two Double Bedrooms
- Two En-Suites
- Over 1000sqft
- Village Location
- Available Off Plan
- Parking
- Gardens

**1 The Old Post Office Clacton Road,
Elmstead, Colchester, Essex. CO7 7AB.**

A charming semi detached house, centrally positioned in the popular village of Elmstead just East of Colchester and minutes away from train stations at Wivenhoe, Alresford and Great Bentley. This modern home also offers a contemporary feel and include good quality fitments throughout including Bi-Fold doors to the south facing rear garden. With generous space of over 1000sqft and en-suite bathrooms to both bedrooms this wonderful home is offered for sale with no onward chain.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor with cupboard under and doors to, tiled floor.

Kitchen/Diner



16' 1" x 11' 10" (4.90m x 3.61m) An L shape kitchen with sash windows to front and side, UPVC door to side, tiled floor, a range of wall and base units, laminate worktop, stainless steel sink, fitted cooker with hob, over head cooker hood, space for washing machine tumble dryer and fridge / freezer, tiled floor and inset spotlights. appliances fitted to an excellent specification.

Living Room



17' x 12' (5.18m x 3.66m) With bi-fold doors door to rear garden, built in blinds window to side, tiled floor, windows to side with feature wall.

Cloakroom



Tiled floor and walls, vanity unit, WC.

Property Details.

First Floor

Landing

Offering doors to.

Bedroom One



17' x 12' (5.18m x 3.66m) Sash windows to front, radiator, rear and door to en-suite.

En-Suite One



Obscure window to side, a contemporary suite is to be fitted and subject to stage of build the purchaser can have an input on the choice of tiling and colours from a given range.

Bedroom Two



17' x 11' 5" (5.18m x 3.48m) With two sash windows to front, radiator and door to en-suite.

En-Suite Two

Obscure window to side, low level WC, corner shower enclosure, vanity unit.

Garden



South facing rear garden mainly laid to lawn including patio areas, pergola and retained by fencing, side access leading to the driveway.

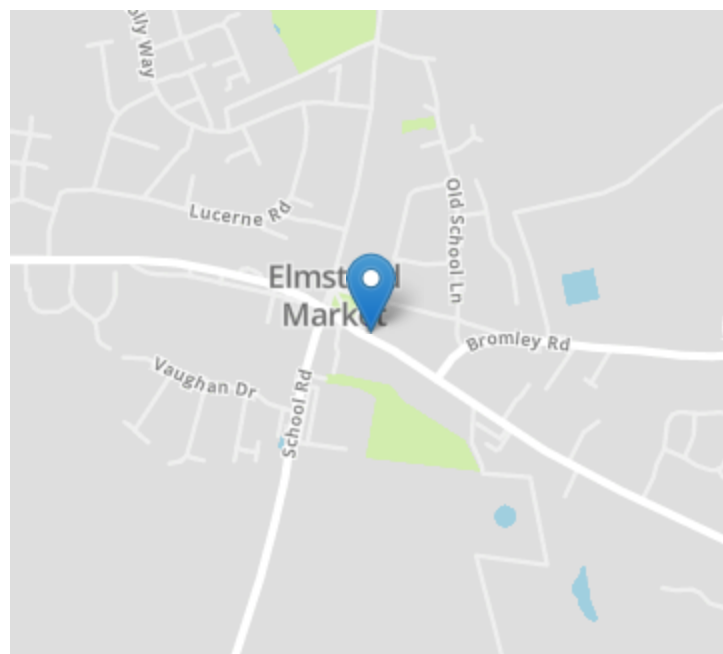
Parking

Off road parking via the block paved driveway.

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.