



- Annex
- Low Maintenance Garden
- Off Road Parking
- Modern Open Plan Living/Dining/Kitchen Room
- Utility Room
- Conservatory

**65 Lucerne Road, Elmstead, Colchester, Essex. CO7 7YH.**

\*\* Guide Price £300,000 - £325,000 \*\* A spacious two/three bedroom semi detached bungalow is pleasantly positioned along a quiet cul-de-sac in the popular villages of Elmstead Market. Just walking distance to the villages local shop, bus routes and school, this bungalow really does have lots to offer. Its been maintained superbly by the current owners. Its main features are a large open planned living/kitchen area, conservatory, utility room, two double bedrooms, annex with shower room and dressing room. To fully appreciate everything this property has to offer call now to arrange a viewing.



# Property Details.

## Ground Floor

### Entrance Hall

Radiator and doors to;

### Kitchen/dining room



23' 7" x 10' 2" (7.19m x 3.10m) Velux windows, double glazed window to rear, fully fitted modern kitchen with a range of wall and base units, space for a cooker, stainless steel sink, space and plumbing for washing machine, space for a fridge freezer, open to the lounge, three double radiators.

### Conservatory



14' 5" x 8' 11" (4.39m x 2.72m) Windows and French doors to rear and radiator.

## Utility Room



10' 5" x 8' 0" (3.17m x 2.44m) Window and door to front, work surface with cupboards under, space & plumbing for washing machine, space for fridge, range wall and base units, space for further white goods under, stainless steel sink drainer.

## Bedroom One



13' 2" x 11' 11" (4.01m x 3.63m) Window to front, radiator,

# Property Details.

## Bedroom Two



8' 4" x 8' 4" (2.54m x 2.54m) Window to front, radiator.

## Bedroom Three



12' 8" x 12' 5" (3.86m x 3.78m) Two double glazed windows to side & rear, double glazed French doors to garden, carpeted flooring, radiator.

## Dressing Room



7' 4" x 7' 4" (2.24m x 2.24m) Window to rear, radiator, space for free standing wardrobe.

## Shower Room

Fully tiled shower room, shower cubicle, low level WC, hand wash basin with vanity unit, double glazed obscure window to side, radiator.

## Outside

## Garden

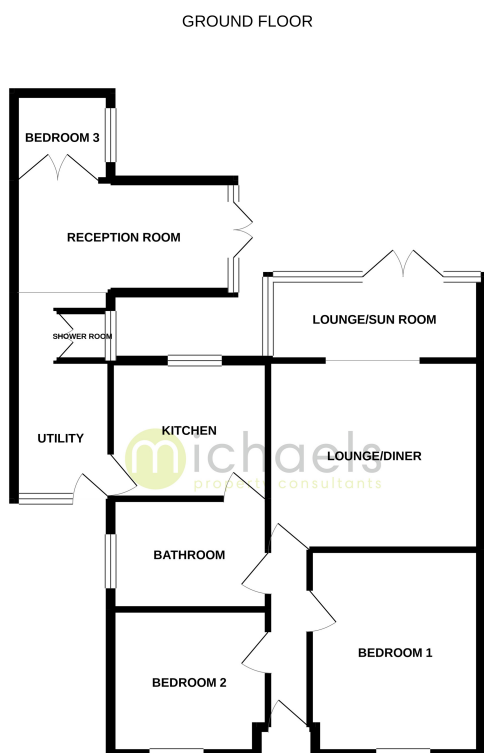


The bungalow benefits from a landscaped rear garden, with large patio area, decking area, shed to the rear, there are many attractive plants, shrubs and small trees.

To the front of the property there is a drive way with off road parking for several vehicles.

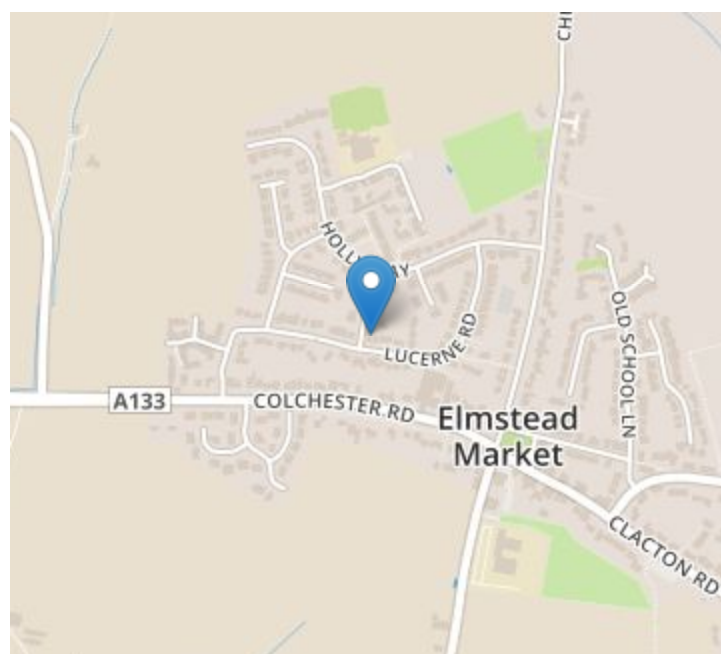
# Property Details.

## Floorplans

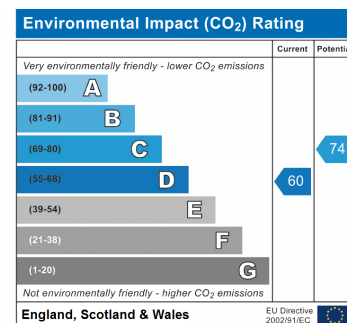
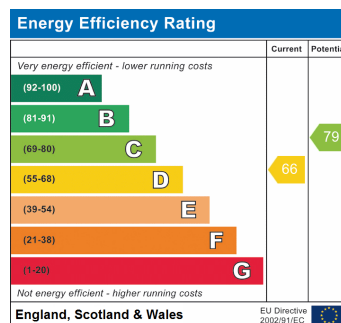


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metreapp 1/2020

## 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.