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property consultants

- Modern Detached Family Home
- Five Bedrooms
- Double Garage
- New Build Warranty
- Off Road Parking & Garage
- Upgraded Bathrooms
- Modern Living
- Conveniently Located
- Well Maintained Rear Garden
- Newly Fitted Log Burner

## 1 Norfolk Grove, Elmstead, Colchester, Essex. CO7 7GL.

A charming and luxurious five bedroom detached family home. Offering impressive space throughout including 32ft kitchen/dinner, newly installed log burner to the sitting room, 5 bedrooms, two en-suites, family bathroom, study/home office, ground floor cloakroom, utility room, spacious entrance hall, double garage and off road parking. Situated in the village of Elmstead Market within easy reach to commuter links via the A12 or nearby train stations with direct access to London Liverpool Street. Viewing highly advised to fully appreciate this truly stunning property. Offered for sale with no onward chain.





# Property Details.

## Ground Floor

### Entrance Hall

16' 06" x 9' 03" (5.03m x 2.82m) Double glazed window to front, composite front door, wall mounted alarm system and ceiling mounted alarm, under stairs storage, stairs raising to first floor:

### Home Office/ Reception Room Two



11' 0" x 9' 05" (3.35m x 2.87m) Double glazed window to front, radiator, currently used as home office.

### Lounge



16' 07" x 11' 06" (5.05m x 3.51m) Double glazed window to front, radiator, log burner with beam.

## Kitchen / Diner



32' 10" x 12' 05" (10.01m x 3.78m) Two double glazed window to rear, French doors with views onto the rear garden, inset spot lights, two radiators open plan kitchen/diner creating an ideal space for entertaining. The fitted shaker style kitchen includes Neff cooker, over head extractor fan, range of wall and base units, breakfast bar, one and half bowl sink with left hand drainer, dish washer, space for American style fridge freezer.

### Utility Room

UPVC side door, radiator, range of wall and base units, space for washing machine, wall mounted boiler, stainless steel sink.

### Cloak Room

Wall mounted mirror, part tiled walls, extractor fan, wash hand basin and low level WC.

## First Floor

### Landing

11' 05" x 10' 05" (3.48m x 3.17m) Airing cupboard, loft access, doors leading to:

# Property Details.

## Bedroom One



Double glazed window to front, radiator, door to:

## En Suite



8' 01" x 2' 09" (2.46m x 0.84m) Double glazed obscured window to front, low level WC, double shower, wall mounted basin.

## Bedroom Two



14' 07" x 11' 08" (4.45m x 3.56m) Double glazed window to rear, vertical radiator.

## En- Suite

Double glazed obscure window to side, vertical towel rail, wall mounted basin and shower cubicle, wall mounted mirror.

## Bedroom Three

12' 09" x 9' 04" (3.89m x 2.84m) Double glazed window to rear, radiator, space for double bed.

## Bedroom Four

13' 03" x 9' 02" (4.04m x 2.79m) Double glazed window to front, space for double bed, radiator.

## Bedroom Five

9' 0" x 7' 11" (2.74m x 2.41m) Double glazed window to rear, radiator.

## Family Bathroom

8' 11" x 6' 0" (2.72m x 1.83m) Double glazed obscure window to side, bathroom suite including free standing bath, wall mounted basin, low level WC, wall mounted mirror.

## Outside

### Double Garage & Off Road Parking

A well maintained garden mainly laid to lawn, patio area with pergola, retained by privacy fencing. Double garage, with up and over doors, power and light.

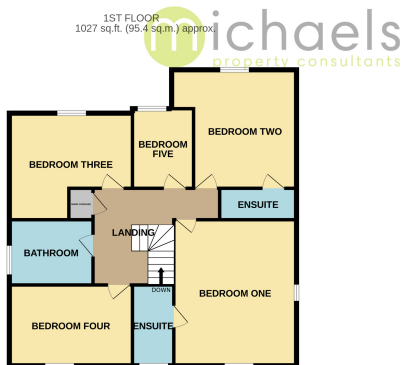
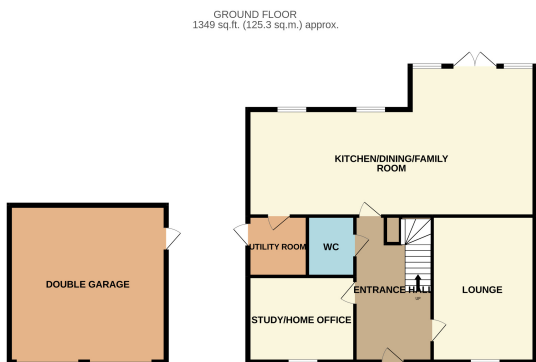
### Rear Garden



A generous and well maintained garden mainly laid to lawn, patio area with pergola, retained by privacy fencing

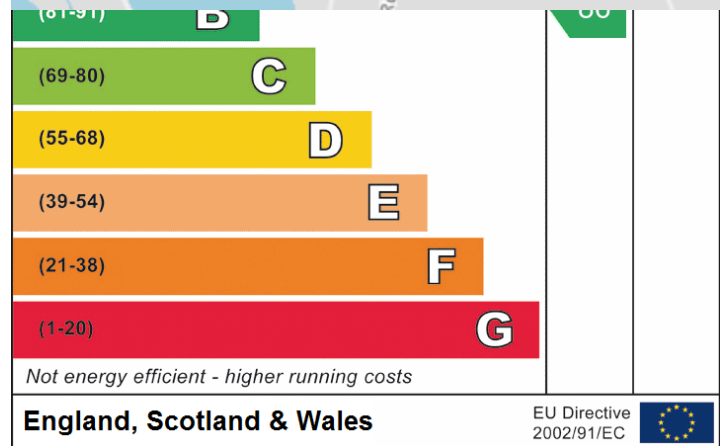
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 2376 sq.ft. (220.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 a guide only for 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



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.