



- Semi Detached House
- Three Bedrooms
- Garage & Parking
- Modern Bathroom & Kitchen
- Living Room
- South Facing Rear Garden
- Log Burner
- Offering Potential

**Kezel, Clacton Road, Elmstead,  
Colchester, Essex. CO7 7AA.**

An excellent opportunity to purchase this well maintained family home. Located within good school catchment and within easy reach of A12/A120 and Colchester town in minutes. The property offers a great garden, parkland and fields to rear this property. On the first floor there are three bedrooms and modern family bathroom, on the ground floor there is a 23' Lounge/diner, spacious kitchen, entrance hall, garage, off road parking. Early viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall



Access is made via a composite door, offering radiator, stairs to first floor, doors to kitchen and lounge, fitted storage cupboard.

### Lounge/Diner



23' 4" x 12' 6" (7.11m x 3.81m) Patio doors to rear, window to front, radiator, log burner, open plan living.

### Kitchen



9' 8" x 8' 1" (2.95m x 2.46m) Window to rear, door to side, tiled floor, a range of modern fitted units and drawers with laminate worktops over, inset sink and drainer, integrated fridge, dishwasher, washing machine, cooker and extractor. Matching eye level units, tiled splashbacks, under stairs cupboard.

## First Floor

### Landing

Obscure window to side, radiator, loft access, airing cupboard and doors to.

# Property Details.

## Bedroom One



11' 0" x 10' 10" (3.35m x 3.30m) Window to front, radiator, fitted cupboard, fitted wardrobe.

## Bedroom Two



10' 11" x 10' 4" (3.33m x 3.15m) Window to rear with views over the garden and fields beyond, radiator, fitted cupboard.

## Bedroom Three

7' 8" x 7' 6" (2.34m x 2.29m) Window to front, radiator, fitted cupboard.

## Bathroom



Obscure window to rear, part tiled walls, panel bath with shower and screen over, vanity unit, low level WC, radiator.

## Outside

### Garage

27' 0" x 8' 7" (8.23m x 2.62m) Up and over door to front, power and light connected, reduced width to rear leading to personal door to garden.

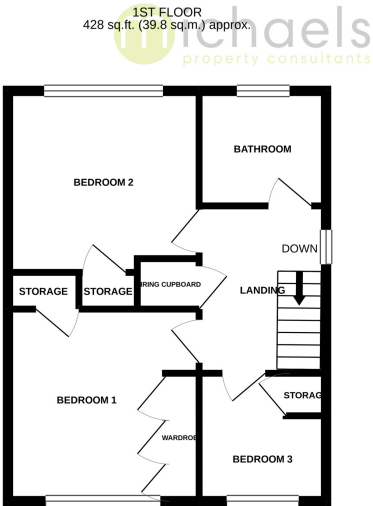
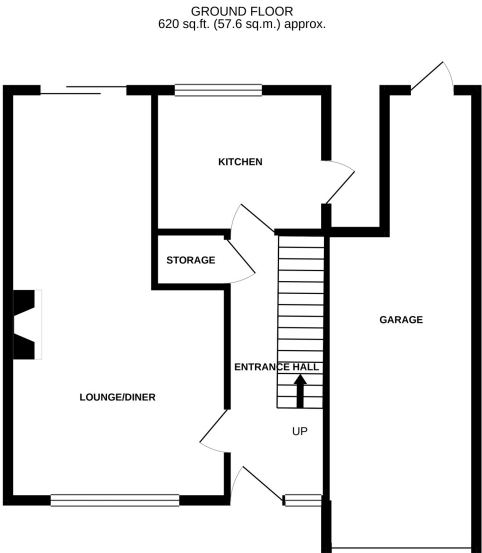
### Driveway and Front Garden



Block paved driveway, side gate to rear garden, lawned area, gates to front.

# Property Details.

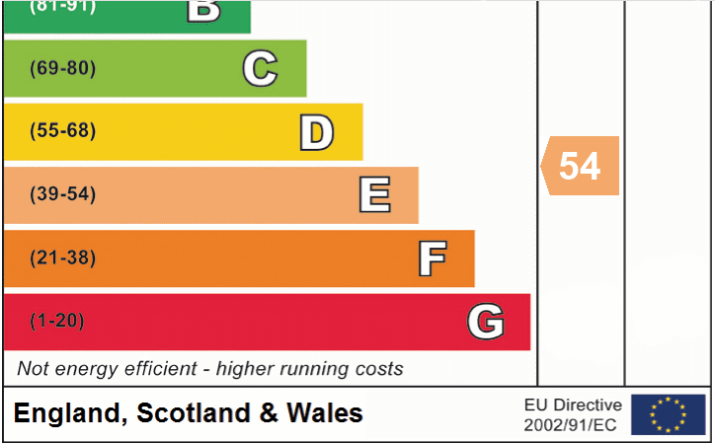
## Floorplans



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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



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.

