



- Detached Family Home
- Lounge
- Kitchen/Snug
- Bifoldng Doors
- En Suite, Family Bathroom and WC
- Generous Garden
- Under Floor Heating Throughout The Ground Floor
- No Onward Chain
- Drive For Two Vehicles

### **6 Market Close, Elmstead, Colchester, Essex. CO7 7FH.**

A stunning detached house built just seven years ago to a high specification and offers further potential to extend STP. Situated in Elmstead Market within easy reach of Wivenhoe and Great Bentley, mainline station and good local amenities along with schools. This wonderful home is beautifully presented throughout and finished to an excellent standard and can be sold fully furnished. On the ground floor you will find kitchen/snug with bifold doors at the rear, utility, lounge and WC. The first floor includes master bedroom with en suite, a further two bedrooms and family bathroom. Outside there is ample off road parking and a great south/west facing rear garden. Offered for sale with no onward chain.



# Property Details.

## Ground Floor

### Entrance Hall



Front door, stairs to first floor.

### Kitchen/ Snug



### Lounge



14' 3" x 12' 9" (4.34m x 3.89m) Double glazed window to front and rear, under floor heating.



20' 1" x 11' 01" (6.12m x 3.38m) Double glazed windows to side, bi-folding doors opening onto the rear garden, inset spot lights, under floor heating, fitted modern kitchen with a range of gloss wall and base units, laminate worktop, integrated oven, dish washer, fridge/freezer, inset sink, breakfast bar with space for breakfast stools.

### Utility Room

4' 4" x 4' 2" (1.32m x 1.27m) Window to side, under floor heating, space for washing machine and tumble dryer.

### WC

Low level WC, wash hand basin, inset spot lights.

## First Floor

### Landing

Airing cupboard housing boiler, radiator, doors leading to:

# Property Details.

## Bedroom One



12' 6" x 10' 3" (3.81m x 3.12m) Double glazed window to front and rear, radiator, door leading to:

## En Suite



Double glazed obscure window to rear, radiator, low level WC, vanity unit and shower.

## Bedroom Two

12' 11" x 11' 5" (3.94m x 3.48m) Double glazed window to rear, radiator, loft access, this double bedroom is currently being used as a dressing room and fitted shelving can be removed if required.

## Bedroom Three

7' 6" x 7' 3" (2.29m x 2.21m) Double glazed window to side, radiator.

## Family Bathroom



Double glazed window to side, towel rail, part tiled walls, panelled bath vanity unit and WC.

## Outside

### Off Road Parking

Two allocated parking spaces positioned in front of the property, also additional visitor parking spaces..

### Rear Garden



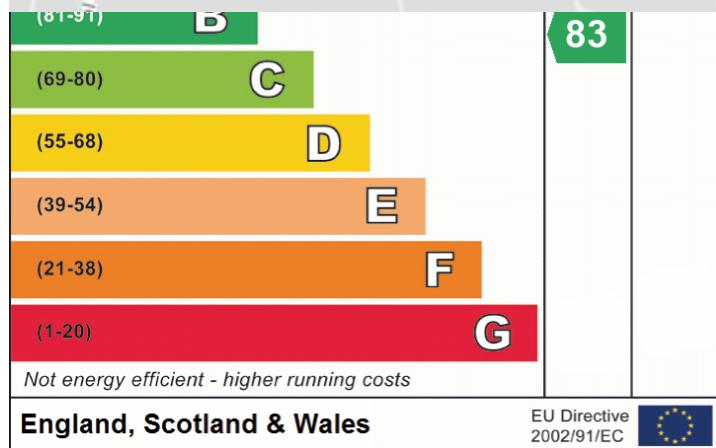
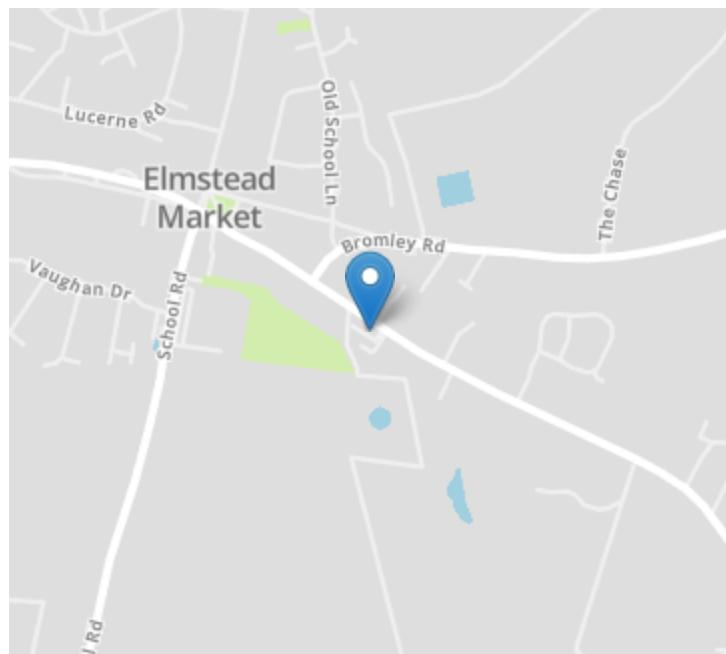
A generous rear garden, mainly laid to lawn with patio area, raised boarder, side access. The garden is also south/west facing.

# Property Details.

## Floorplans



## 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.