



- Chain Free Sale
- Field Views Backing Onto Parkland
- Three Bedrooms
- Potential To Extend (STPP)
- Generous Garden
- Garage And Driveway

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

An excellent opportunity to purchase this well maintained semi detached family home with plenty of further potential subject to planning permissions. With a great garden, parkland and fields to rear this property offers lots of scope to improve and adapt whilst being within good school catchment and within easy reach of A12/A120 and Colchester town in minutes. On the first floor there are three bedrooms and family bathroom, on the ground floor there is a 23' Lounge/diner, modern kitchen, entrance hall, garage, parking and great garden Chain Free.



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, gas fireplace (currently disconnected) TV point.

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 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.

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.

Property Details.

Bedroom Three



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

Rear Garden



Laid to lawn, enclosed by panel fencing, garden shed to remain.

Bathroom



Obscure window to rear, panel bath with shower and screen over, pedestal wash hand basin, 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.

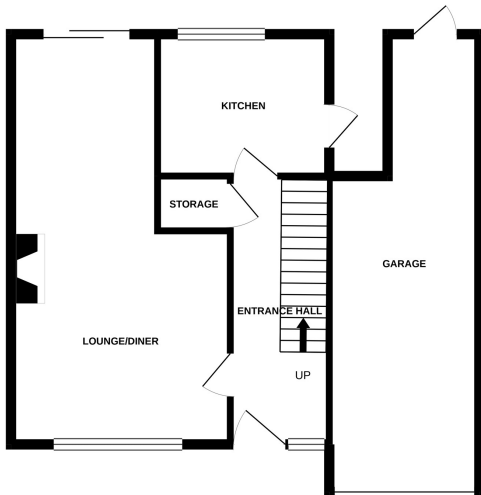
Driveway and Front Garden

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

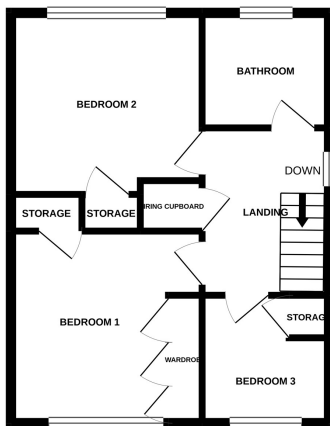
Property Details.

Floorplans

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



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



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.