



- Detached Family Home
- Approximately 4200 sq ft Of Accommodation
- South Facing Rear Garden
- Bespoke Luxury Features
- Triple Glazed Windows
- Gated Entrance And Driveway
- In Excess Of An Acre
- Master Bedroom With En Suite and Dressing Room

The Pool House, Clacton Road, Elmstead, Colchester, Essex. CO7 7DB.

A unique and individually built exceptional six double bedroom detached house offering living accommodation of approximately 4200sqft in the village of Elmstead Market to the East of Colchester. Highlights included gated entrance with off road parking for numerous vehicles, bespoke fittings including interior design, to fully appreciate this exquisite home a viewing is highly recommended. Internally you can expect to find abundance of space to include a master bedroom suite with dressing room and ensuite, Five further bedrooms, family bathroom, spacious lounge, home office/bedroom 6, reception room/playroom and home gym, beautiful open planned kitchen/breakfast room and utility room. Externally there is an impressive sized south facing rear garden with the plot being in excess of 1 acre.



Property Details.

Ground Floor

Entrance Hall



Bespoke front door, Inset spot lights, radiator, storage cupboard, stairs leading to:

Lounge



26' 10" x 16' 8" (8.18m x 5.08m) Patio door to rear, wooden floor, inset spot lights, radiator,

Reception Room/Play Room

26' 7" x 24' 5" (8.10m x 7.44m) Triple glazed window to rear, patio door, inset spot lights, radiator, built in bar area.

Kitchen / Breakfast Room



24' 8" x 19' 10" (7.52m x 6.05m) Triple glazed windows to rear, French doors to side opening onto the garden patio, inset spot lights, two radiators, fitted kitchen including a range of wall and base units, also including curved unit, integrated gas hob, oven microwave, dish washer, space for washing machine and fridge/freezer.

Utility

10' 8" x 6' 8" (3.25m x 2.03m) UPVC door to side, wall mounted boiler, range of wall and base units, space for washing machine.

Home Gym



14' 11" x 14' 08" (4.55m x 4.47m) Triple glazed window to side, UPVC door to rear, inset spot lights radiator.

Integral Garage

Electric door, power, fuse board, window to side.

Property Details.

Bedroom



17' 10" x 12' 1" (5.44m x 3.68m) Triple glazed windows to front, radiator, inset spot lights, built in wardrobe.

Bedroom

12' 5" x 9' 0" (3.78m x 2.74m) Triple glazed windows to front, side, two radiators, fitted wardrobe.

Bedroom

16' 7" x 15' 6" (5.05m x 4.72m) Triple glazed window to front, radiator and fitted wardrobes.

Bedroom/Study

13' 8" x 8' 7" (4.17m x 2.62m) Triple glazed window to side, radiator.

Family Bathroom



Triple glazed obscure window to side, paneled bath, shower enclosure, low level WC, wash hand basin.

First Floor

Landing

Wooden floor, generous landing space creating a versatile area, Doors leading to:

Bedroom



19' 3" x 17' 10" (5.87m x 5.44m) Triple glazed window to front, fitted wardrobe, WC, radiator, WC, entrance to walk in wardrobe and en suite.

En Suite

Inset spot light, low level WC, bidet, shower enclosure, jacuzzi bath, double wash hand basin unit, tiled walls and flooring, radiator.

Bedroom

Triple glazed window to rear, inset spot lights, radiator, fitted wardrobe, eves storage.

Outside

Rear Garden

A beautiful mature plot mainly laid to lawn with patio area, retaining by hedging and enclosed boundary.

Driveway



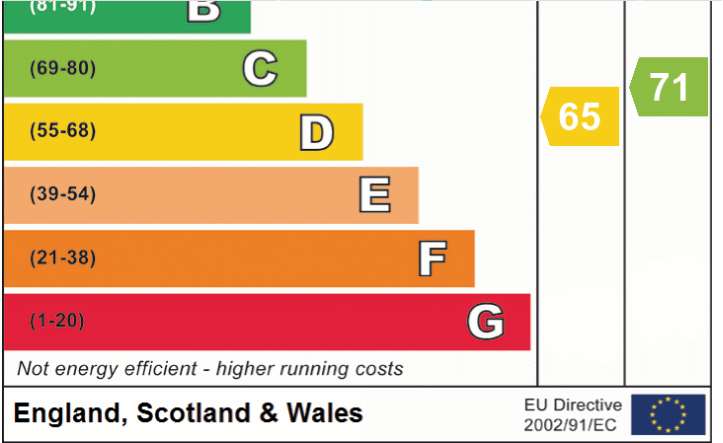
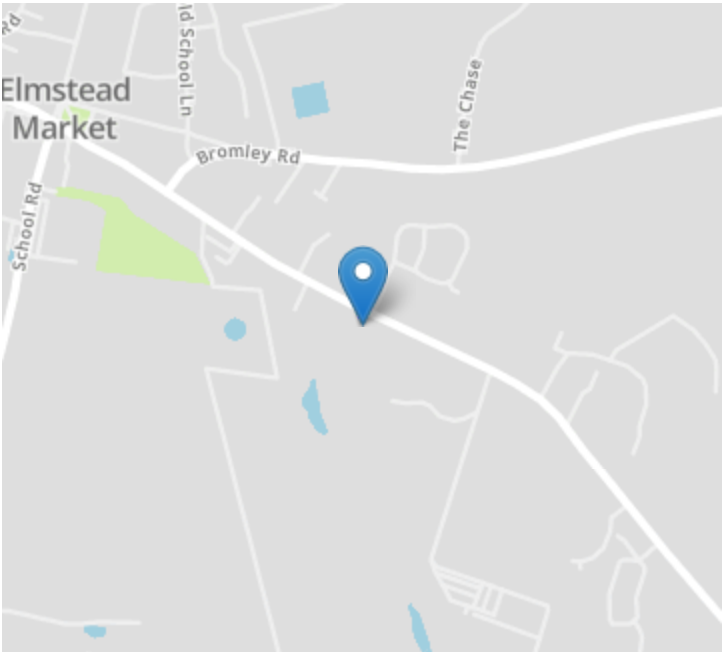
A beautiful gated driveway entrance, leading to the double garage.

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.