



- NHBC Warranty
- Recently Built Home
- Exceptionally Well Presented
- Double Garage & Ample parking
- Kitchen/Dining/Family Room
- Four Double Bedrooms
- En-Suite And Family Bathroom
- Living Room and Study

## 6 Grange Farm Close, Elmstead, Colchester, Essex. CO7 7FF.

A recently built and traditionally constructed Hills home tucked away on the edge of the village of Elmstead. This incredible home is beautifully finished to a high specification and offers versatile living space to include a gorgeous open plan kitchen/dining/family room backing on to the garden, lounge with log burner, study, utility room, cloakroom, four double bedrooms with en-suite to master, family bathroom, end of cul-de-sac position with ample off road parking, great garden and double garage.



# Property Details.

## Ground Floor

### Entrance Hall

Tiled floor, radiator, stairs to first floor with cupboard under, doors to.

### Cloakroom

Obscure window to side, radiator, close coupled WC, vanity wash hand basin, tiled floor.

### Living Room



23' 6" x 12' 7" (7.16m x 3.84m) French doors to rear garden, window to front, radiator, TV point, fireplace with wood mantel over and inset log burning stove.

### Study

10' 8" x 6' 10" (3.25m x 2.08m) Window to front, radiator.

## Kitchen/Dining/Family Room



21' 3" x 21' 2" (6.48m x 6.45m) French doors and windows to rear, door to side, tiled floor, three radiators, twin doors to living room, door to utility room, a contemporary range of fitted units and drawers with worktops over, Neff double oven, Neff Hob, extractor, integrated dishwasher, integrated fridge/freezer, central island with inset sink and drainer, space for breakfast stools and storage cupboards under.

### Utility Room

Glazed door to side, tiled floor, radiator, fitted units with worktops over, inset sink and drainer, space and plumbing for appliances.

## First Floor

### Landing

With airing cupboard and doors leading to

# Property Details.

## Bedroom One



13' 6" x 13' 5" (4.11m x 4.09m) With window to rear, radiator, full range of fitted wardrobes, door to en-suite.

## En-Suite



Frosted windows to rear, tiled floor, heated towel rail, walk in shower, wall hung wash hand basin, enclosed cistern WC, tiled walls.

## Bedroom Two



11' 6" x 9' 8" (3.51m x 2.95m) Window to front, radiator.

## Bedroom Three

12' 8" x 10' 0" (3.86m x 3.05m) Window to front, radiator.

## Bedroom Four

13' 2" x 12' 7" (4.01m x 3.84m) An L shaped room, with window to rear, radiator and fitted wardrobes.

## Bathroom



Frosted window to front, panel bath with shower screen over, wall hung wash hand basin, enclosed cistern WC, heated towel rail, tiled floor and walls.

## Outside

### Rear Garden



A generous garden mainly laid to lawn with fencing to boundaries and various shrubs and plants, gated side access, door to garage, further gate to storage area behind garage.

### Double Garage

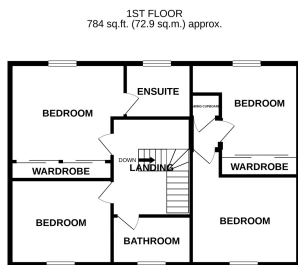
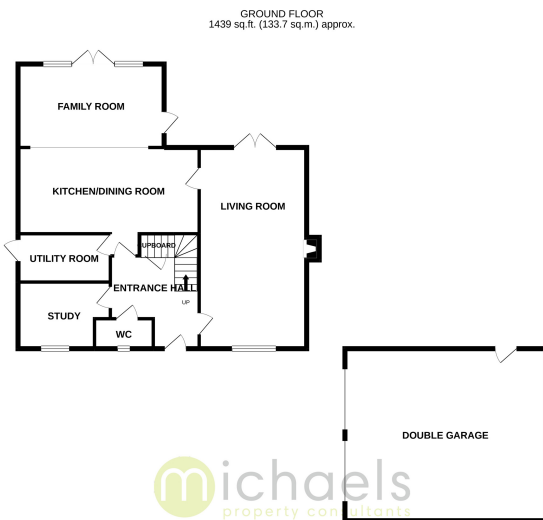
23' 5" x 20' 1" (7.14m x 6.12m) Twin up and over doors to front, door to garden, power and light connected, eves storage.

### Driveway

A generous driveway providing ample off road parking.

# Property Details.

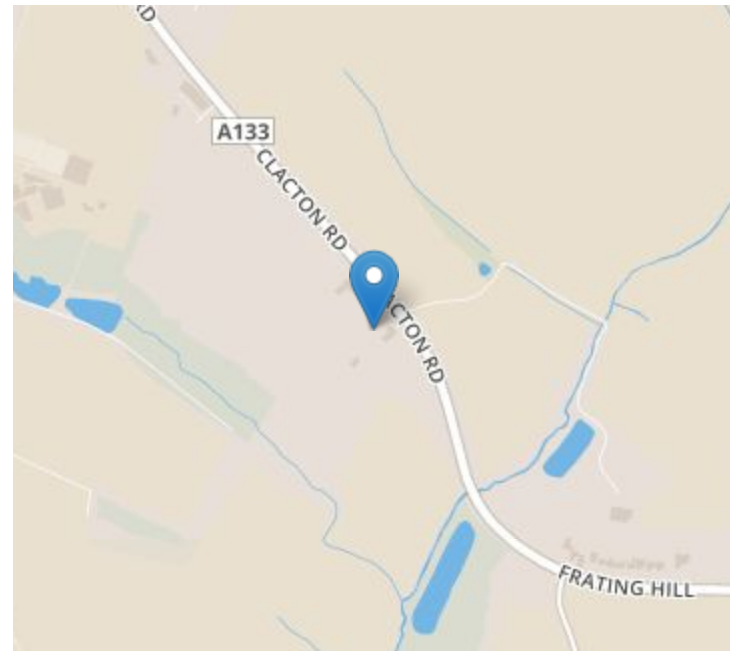
## Floorplans



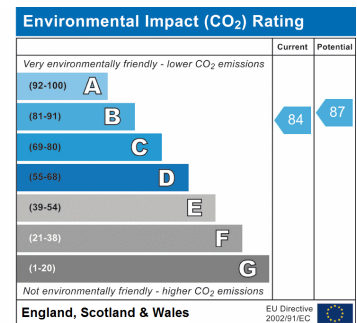
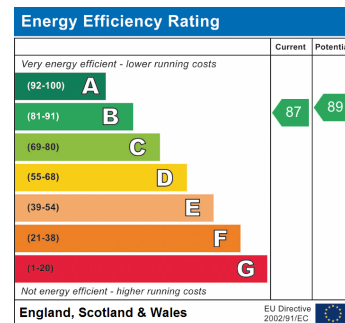
TOTAL FLOOR AREA: 2224 sq.ft. (206.6 sq.m.) approx.

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.  
Made with Metropix (2020)

## 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.