



- Beautifully Presented And Upgraded
- Detached Bungalow
- Garage and Ample Parking
- Three Bedrooms
- Wonderful Gardens
- Stylish Kitchen/Breakfast Room
- Lounge, Dining Room and Garden Room
- Village Location

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

Exquisitely presented and beautifully maintained is this spacious and unique detached bungalow in a non-estate position within the sought-after village of Elmstead. Ideally situated for easy access to the A120 and of course the Stations in Wivenhoe and Alresford this stylish home would suit people looking for a family home or dream retirement alike. Highlights boast three double bedrooms, three reception areas, spacious and modern kitchen/breakfast room, utility room, charming garden backing onto fields, oversized garage, large private driveway retained by wrought iron gates and brick walling and offering ample space for caravan, motorhome or boat.



Property Details.

All Accommodation on one level

Entrance Hall

Access is made via Upvc entrance door to entrance hall with Karndean flooring, radiator, loft access, fitted storage cupboard and solid wood panelled doors leading to lounge, three bedrooms, bathroom and Kitchen/Breakfast Room.

Lounge



15' x 12' 11" (4.57m x 3.94m) Window to side, radiator, twin glazed doors to dining room, feature fire place and wall lighting.

Dining Room



12' 9" x 12' 5" (3.89m x 3.78m) With laminate flooring, radiator, French doors to patio, open to garden room and door to kitchen/breakfast room.

Garden Room



12' 9" x 9' 4" (3.89m x 2.84m) Brick plinth and Upvc construction with laminate flooring, radiator and French doors to garden.

Kitchen/Breakfast Room



13' 6" x 12' 10" (4.11m x 3.91m) A modern and stylish room with Karndean flooring throughout, window to rear, door to rear garden, radiator, inset spotlights, a range of fitted handleless high gloss units and drawers with Quartz worktops over, inset sink and drainer, inset induction hob with extractor over, fitted oven and combination microwave oven, space for American style fridge/freezer, integrated dishwasher, tiled splashbacks, matching eye level units, central island with Quartz worktop over, kick panel lighting and storage beneath.

Utility Room/Cloakroom

Obscure window to side, tiled flooring, fitted storage cupboard, fitted units with butler sink, tiled splashbacks, space for appliances and low level WC.

Property Details.

Bedroom One



12' x 11' 1" (3.66m x 3.38m) Window to front and radiator.

Bedroom Two



11' 11" x 8' 11" (3.63m x 2.72m) Window to front, window to side and radiator.

Bedroom Three

11' 11" x 8' (3.63m x 2.44m) Window to side and radiator.

Bathroom



With obscure window to side a four piece suite comprising , double ended bath, corner shower cubicle with power shower, close couple WC, pedestal wash hand basin, radiator, inset bluetooth speakers and tiled splashbacks.

Outside

Retained by brick walling and wrought iron gates with ample space for many vehicles, gated access to rear, up and over door leading to garage.

Garage

19' 2" x 12' (5.84m x 3.66m) With up and over door to front, power and light connected and personal door to patio.

Garden

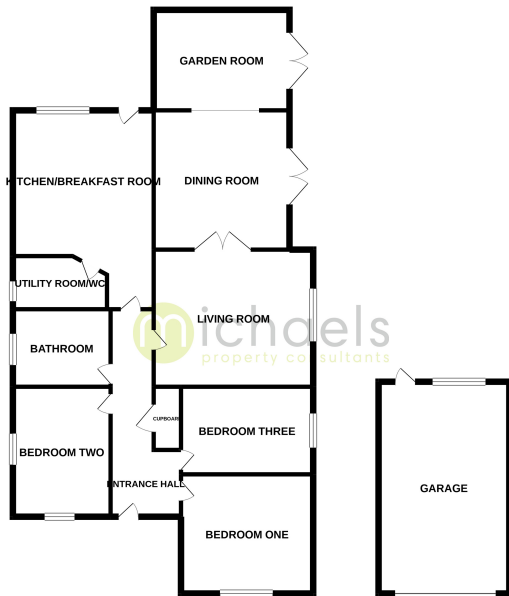


An excellent space being south facing and backing onto playing fields. Being mainly laid to lawn with various shrubs and plants and gated access to field, all enclosed by panel fencing with gated access to front, outside lighting and patio area to side.

Property Details.

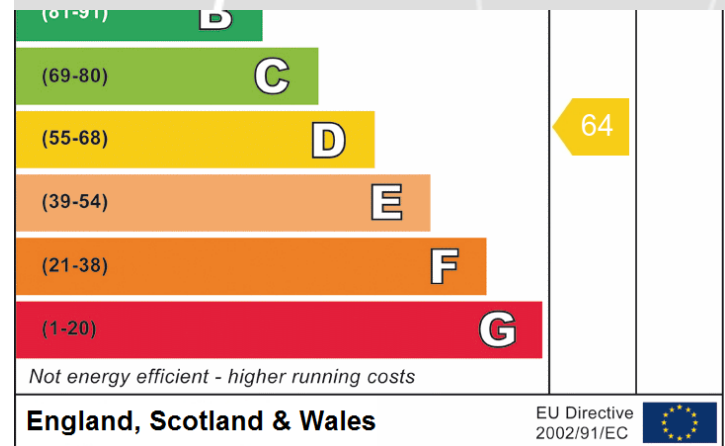
Floorplans

GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their availability or reliability. © 2012. Made with Metropix 2.0.0.2.

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.