



- Three Bedrooms
- Detached Family Home
- Lounge with Bay Fronted Window
- Kitchen/Snug
- Dining Room
- Landscaped Rear Garden
- Garage
- Off Road Parking For Two Cars
- Double Glazed
- HIVE Controlled Gas Heating

18 Elmcroft, Elmstead, Colchester, Essex . CO7 7YZ.

A charming three bedroom detached family home presented in immaculate condition throughout, highlights include two reception rooms, bay fronted window to the front, recently fitted modern kitchen with snug, off road parking & Garage, En-Suite to the main bedroom with fitted wardrobes. Situated in the popular village of Elmstead Market, within walking distance to the primary school along with having access to Colchester and commuter links. Offered for sale with no onward chain.



Property Details.

Ground Floor

Entrance hall

UPVC front door, inset door mat to flooring, understairs storage, window to side.

WC

Towel rail, tiled walls, wall mounted sink, low level WC.

Kitchen / Snug



21' 0" x 9' 09" (6.40m x 2.97m) Double glazed window and door to rear, fitted modern gloss kitchen including a range of wall and base units, Corian worktop, inset sink with left hand drainer, range style cooker, tiled splash back, breakfast bar, space for wine cooler, fridge/freezer, open plan onto the snug seating area.

Dining Room



14' 06" x 13' 02" (4.42m x 4.01m) Double glazed windows to side/rear, French doors to rear opening onto the rear garden, wall lights.

Lounge



15' 02" x 14' 10" (4.62m x 4.52m) Bay fronted window to front, radiator and fireplace.

First Floor

Landing

Double glazed window to side, loft access, airing cupboard.

Bedroom One



10' 01" x 8' 11" (3.07m x 2.72m) Double glazed window to rear, radiator, fitted wardrobes.

Property Details.

En Suite



Tiled walls, towel rail, low level WC, vanity unit with sink, shower enclosure, low level WC, wall mounted mirror.

Family Bathroom



Double glazed obscured window to rear, radiator, low level WC, part tiled walls, wash hand basin, panelled bath.

Bedroom Two



11' 05" x 9' 06" (3.48m x 2.90m) Double glazed window to front, radiator.

Outside

Off Road Parking & Garage

Off road parking to the front of the property via the driveway for two cars, garage with up and over door, utility area within the garage including sink, base and wall units, laminate worktop, space for washing machine, tumble dryer, fridge and freezer.

Rear Garden



A beautifully maintained landscaped garden with space for outdoor covered seating area, raised fish pond, planted borders with mature shrubs, patio and the remainder laid to lawn.

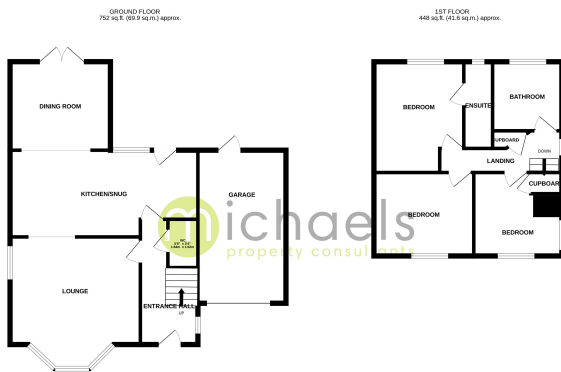
Bedroom Three



9' 07" x 9' 06" (2.92m x 2.90m) Double glazed window to front, radiator, storage over stairs.

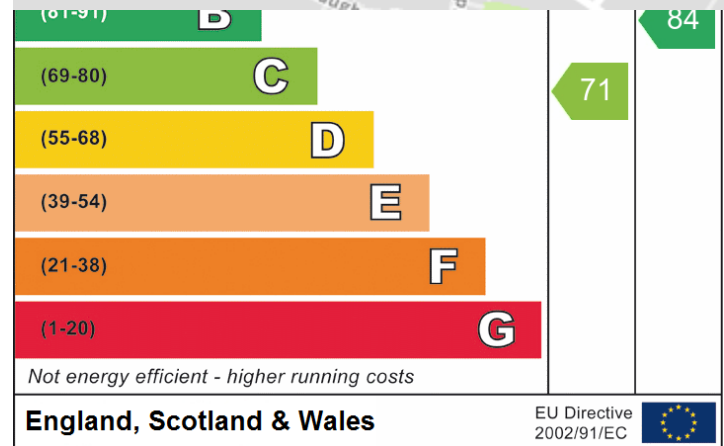
Property Details.

Floorplans



TOTAL FLOOR AREA: 1200 sq ft (111.5 sq m) approx.
 We have carried out a visual inspection of the property and the information is based on what we can see from the outside. We do not guarantee the accuracy of the information and do not accept any liability for any loss or damage caused by its use. The information is provided for your information only and should not be relied upon for any purpose. Please contact us for more information.

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.