



- Semi-Detached Bungalow
- Ample Off Road Parking
- Side Conservatory/ Lean too
- Two Double Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Rear Garden
- Close To Amenities
- Gas Central Heating
- Double Glazed Windows

22 Hatchcroft Gardens, Elmstead, Colchester, Essex. CO7 7AJ.

Guide price £290,000- £300,000 A delightful two bedroom semi-detached bungalow positioned in the ever-popular village of Elmstead Market. The property includes two double bedrooms, modern fitted kitchen, living room, lean to that is currently used as a dining room and utility area and family bathroom. The exterior of the property offers ample space with a generous frontage creating ample off-road parking, the private rear garden completes the property well. Conveniently situated close to local amenities and commuter links via the A120.



Property Details.

Accommodation

Entrance Porch

4' 5" x 4' 03" (1.35m x 1.30m) UPVC front door opening onto the porch, storage cupboard housing the gas and electric meters, door leading to:

Living Room



15' 7" x 10' 10" (4.75m x 3.30m) Double glazed window to front radiator, carpet, canter light, feature wall, an open space for ample furniture.

Hall Way

7' 01" x 2' 10" (2.16m x 0.86m) Loft access (loft is boarded, light, loft ladder and insulated) doors to:

Kitchen

11' 8" x 7' 2" (3.56m x 2.18m) The kitchen has been tastefully modernised by the current owners. Double glazed window to side, UPVC door opening onto the lean too, tiled floor, inset spots lights, range of wall and base units, integrated oven and hob laminate work surfaces, ceramic inset sink with left hand drainer, wine fridge, fridge & freezer.

Conservatory/ Lean Too



15' 10" x 5' 04" (4.83m x 1.63m) UPVC door to side, double glazed windows to rear, side and front. Wall mounted heater. Laminate work surface forming a utility area, space for washing machine and tumble dryer.

Family Bathroom



8' 07" x 6' 03" (2.62m x 1.91m) Double glazed frosted window to rear, tiled floor and walls, white bathroom suite including, low level WC, Wash hand pedestal basin, panelled bath with wall mounted shower, towel rail.

Property Details.

Bedroom One



12' 0" x 9' 9" (3.66m x 2.97m) Double glazed window to rear, radiator, space for double bed and furniture.

Bedroom Two



11' 11" x 6' 6" (3.63m x 1.98m) Double glazed window to rear, radiator, space for double.

Outside

Off Road Parking



A generous front garden, including ample off parking via hard standing concrete driveway, also offering more parking via the stoned area to the side, access to rear garden via the side of the property.

Rear Garden

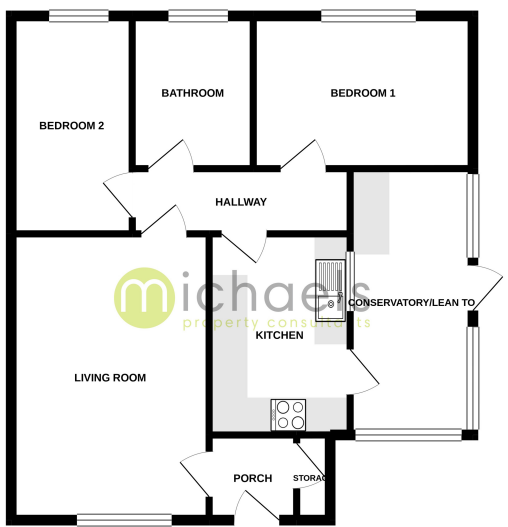


A wonderful rear garden offering a great space, the garden includes: Decking area ideally for patio table and chairs, hard standing area for shed and summer house, remainder laid to lawn. Raised boarder to the right hand stand of garden along with fence boundaries.

Property Details.

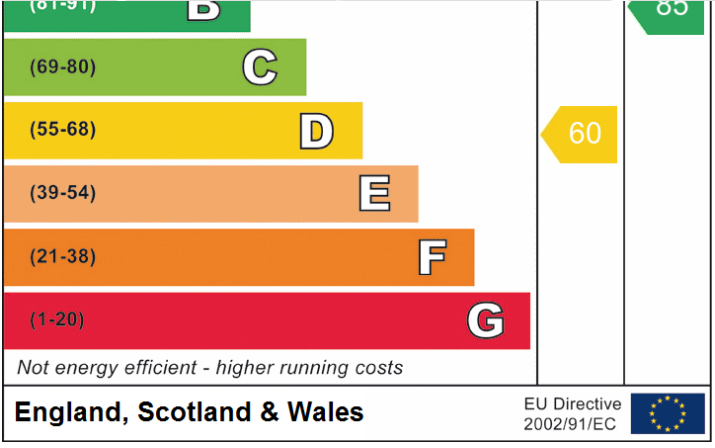
Floorplans

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



22 HATCHCROFT GARDENS, COT TAIL
TOTAL FLOOR AREA- 674 sq.ft. (62.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan and dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as a guide only for any prospective purchaser. The services, fixtures and fittings are shown for information only and are not guaranteed. Made with Metaphor (2022)

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.

