



- Detached Bungalow
- Three Double Bedrooms
- En-Suite To Master
- Orangery
- Lounge and Dining Room
- Generous Garden
- Ample Parking
- Sought After Location

**11 Church Road, Elmstead, Colchester, Essex. CO7 7AT.**

A beautifully presented and wonderfully extended detached bungalow in one of Elmstead's most sought after streets and offering a generous plot with ample space. This exceptional home now offers three double bedrooms, en-suite to master, 21' Lounge with open fireplace, separate dining room, modern kitchen, 26' Orangery with twin glass roof lanterns, family bathroom, garage store, large garden and ample off road parking. Call to view.



# Property Details.

## Ground Floor

### Entrance Hall

With part tiled part Parquet flooring, radiator, airing cupboard and doors to.

### Lounge



21' 6" x 12' 10" (6.55m x 3.91m) Bay window to front, Parquet flooring, open fireplace with tiled hearth and surround, feature radiator, open to orangery and dining room.

### Dining Room



15' x 9' 3" (4.57m x 2.82m) Window to side, radiator, fitted wine rack, open window to orangery.

### Orangery



26' 8" x 9' 1" (8.13m x 2.77m) With Bi-Fold doors to rear, further door to rear, twin tilt and turn windows to rear, two large roof glass roof lanterns, tiled flooring, door to master bedroom and open to kitchen.

### Kitchen



13' x 10' 9" (3.96m x 3.28m) Tiled floor, radiator, a modern range of fitted units and drawers with solid wood worktops over, inset sink, space for range cooker, spaces and plumbing for further appliances, tiled splashbacks and door to entrance hall.

# Property Details.

## Bedroom One



16' 7" x 13' 5" (5.05m x 4.09m) Window to side, French doors to rear, two feature radiators, doors to en-suite, orangery and hall.

## En-Suite



Obscure window to side, tiled floor and walls, walk in double shower, panel bath, vanity wash hand basin, close couple WC, heated towel rail.

## Bedroom Two

14' x 13' (4.27m x 3.96m) Window to front, window to side, radiator.

## Bedroom Three

12' 9" x 8' 10" (3.89m x 2.69m) Window to side and radiator.

## Bathroom



Obscure window to side, travertine flooring and splashbacks, P shape bath with screen and shower over, close couple WC, pedestal wash hand basin, heated towel rail.

## Rear Garden



With twin gates offering vehicle access to side leading to a detached timber garage of 7.5m x 4m (24' 7" x 13' 1") , patio area, fully enclosed garden being mainly laid to lawn with large cabin style shed, outside lighting and security lighting.

## Half Garage

With twin doors to front and offering space for storage.

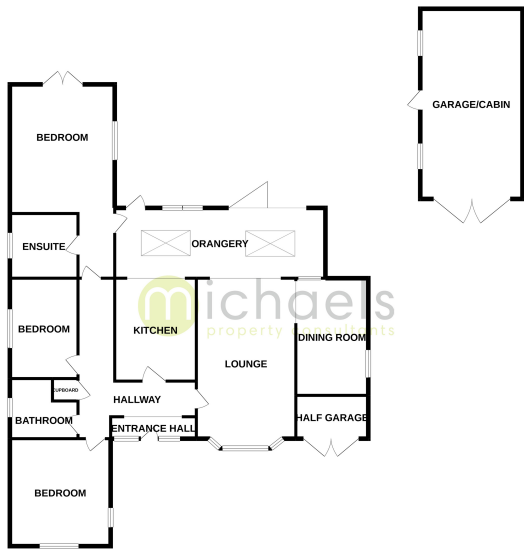
## Front Driveway

Offering ample space for many vehicles with access to garage storage and twin gates to rear garden, and set back from the road sheltered by hedging, the remainder of the front garden is laid to lawn.

# Property Details.

## Floorplans

GROUND FLOOR  
2046 sq. ft. (190.1 sq. m.) approx.

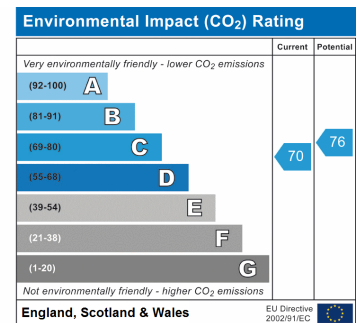
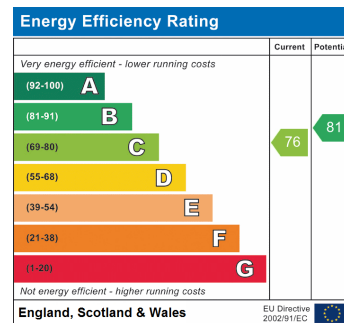


TOTAL FLOOR AREA: 2046 sq. ft. (190.1 sq. m.) approx.  
While every agent has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, volumes, areas and any other items are approximate and the responsibility is placed on any buyer or lessee to verify the same. This plan is for illustrative purposes only and should not be used as a guide to the property purchase. The services, systems and appliances shown here are not intended to be guaranteed and are to be taken as a guide only. Made with iMeasure 02/2022

## 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.