



- Detached House
- Three Bedrooms
- Family Bathroom & WC
- Gas Central Heating
- Driveway & Integral Garage
- Walking Distance Of Local Schooling
- Double Glazing Windows

## 42 Lucerne Road, Elmstead, Colchester, Essex. CO7 7YH.

Ready for viewings is this Detached three bedroom house. Positioned on a generous plot. Located in the popular location of Elmstead Market, situated in a cul-de-sac within walking distance to Elmstead Primary School along with easy access to the a120. Highlights include driveway, integral garage, kitchen, utility, open plan lounge/diner, three bedrooms, family bathroom and a generous rear garden. To fully appreciate what the property has to offer viewing highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, radiator.

### Living Room



17' 08" x 10' 4" (5.38m x 3.15m) Double glazed window to front, radiator, gas fire, stairs to first floor, under stairs storage, open plan onto:

### Kitchen



10' 2" x 8' 2" (3.10m x 2.49m) Double glazed window to rear, range of wall and base units, tiled splash back, laminate worktop, towel radiator, stainless steel sink, space for cooker, slim line dish washer, fridge, wall mounted boiler.

### Utility Room



13' 11" x 6' 11" (4.24m x 2.11m) Double glazed window to rear and door to side, part tiled walls, range of wall and base units, laminate worktop, stainless steel sink, space for washing machine, tumble dryer and fridge / freezer.

### Dining Room



9' 08" x 9' 5" (2.95m x 2.87m) Patio door to rear, radiator.

### Ground Floor WC

Double glazed window to front, radiator, wall hung basin, WC.

## First Floor

### Landing

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

# Property Details.

## Bedroom One



15' 08" x 9' 08" (4.78m x 2.95m) Double glazed window to front, radiator, fitted wardrobe.

## Bedroom Two



11' 11" x 8' 10" (3.63m x 2.69m) Double glazed window to rear, radiator, fitted wardrobe.

## Bedroom Three

9' 11" x 6' 06" (3.02m x 1.98m) Double glazed window to front, radiator, storage cupboard over stairs.

## Family Bathroom



Double glazed window to rear, part tiled walls, towel radiator, paneled bath with over head power shower, wash hand basin, low level WC.

## Outside

### Off Road Parking & Garage

Off road parking to the front aspect via the driveway with the remainder laid to lawn, garage with power and lighting also integral to the property.

### Rear Garden



A generous rear garden, mainly laid to lawn, sandstone patio area retained by mature shrubs and bushes and fencing. Garden shed, water tap and outside socket.

# Property Details.

## Floorplans

## 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.