



- Village Location
- Extra Off Road Parking
- Modern Throughout
- Conservatory
- Ground Floor Cloakroom
- Three Bedrooms

## 43 Lucerne Road, Elmstead, Colchester, Essex. CO7 7YB.

A brilliant family home situated in this sought after village with excellent local schooling and countryside walks on the doorstep. This property has been extended to offer additional entrance space, ground floor cloakroom with utility space, conservatory, three bedrooms, first floor bathroom, 24' Lounge/diner, stylish kitchen, gardens, garage and extra off road parking space. Call to view!





# Property Details.

## Ground Floor

### Entrance Hall

Upvc entrance door leads to this added space with solid wood floor, Velux window, open to hallway and door to.

### Cloakroom/Utility Space



With window to front, tiled floor, radiator, plumbing for washing machine, close coupled WC, pedestal wash hand basin.

### Hallway



With solid wood floor, stairs to first floor and storage under, folding door to kitchen, part glazed door to lounge, large storage cupboard.

### Kitchen



12' 2" x 7' 5" (3.71m x 2.26m) With Upvc door to garden, window to front, tiled floor, a range of modern handleless units with square edge worktops over inset sink and drainer, inset gas hob, fitted oven, chimney style extractor, space for fridge/freezer, matching eye level units, storage cupboard.

## Lounge/Diner



24' 2" x 11' 10" (7.37m x 3.61m) With french doors and patio doors to rear, two radiators, TV point.

### Conservatory



12' 4" x 9' 1" (3.76m x 2.77m) With french doors to side, tiled floor

## First Floor

### Landing

With window to front, airing cupboard, storage cupboard and doors to.



# Property Details.

Bedroom One



10' 5" x 10' 4" (3.17m x 3.15m) Window to rear, radiator, fitted wardrobe, fitted bedroom furniture.

Bedroom Two



11' 1" x 10' 3" (3.38m x 3.12m) Window to rear, radiator, wardrobe.

Bedroom Three



8' 2" x 8' 0" (2.49m x 2.44m) Window to front, radiator, fitted cupboard.

Bathroom



Window to front, window to side, panel bath with shower over, vanity wash hand basin, fitted drawers, enclosed cistern WC, heated towel rail, tiled splashbacks.

Outside

Gardens



The front garden is mainly laid to lawn with various shrubs. The rear garden is south facing and offers decking area, gated side access, mainly laid to lawn, various shrubs and plants, boundaries are fencing and hedging.

Garage and Parking

The garage offers up and over door to front, personal door to the garden. To the side of the property there is an additional printed driveway providing ample off road parking.

