

# £285,000



- 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 cushoard

## Kitchen



 $12^{\circ}2^{\circ} \times 7^{\circ}5^{\circ}$  (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/Dine





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

## Conservatory



 $12' \, 4'' \, \times 9' \, 1'' \, (3.76 \text{m} \times 2.77 \text{m})$  With french doors to side, tiled floor.

## First Floor

## Landing

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

## Property Details.

#### Padraam One



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

#### Redroom Twe



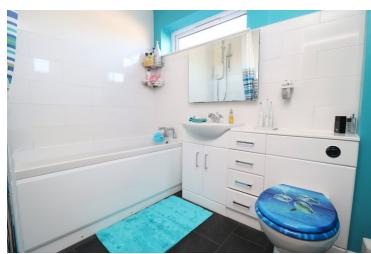
11' 1" x 10' 3" (3.38m x 3.12m) Window to rear, radiator, wardrobe.

## Bedroom Three



 $8^{\circ}\,2^{\circ}\times8^{\circ}\,0^{\circ}$  (2.49m  $\times\,2.44$ m) Window to front, radiator, fitted cupboard.

#### Bathroom



Window to front, window to side, panel both with shower over, vanity wash hand basin, fitted drawers, enclosed cisters 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.

## Property Details.

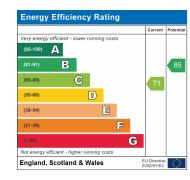
## Floorplans

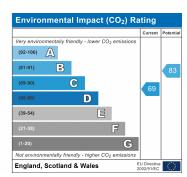


## Location



## **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.

