



- Semi Detached Bungalow
- Two Bedrooms
- Off Road Parking
- Garage En Bloc
- Open Plan Kitchen / Diner
- Shower Room
- Gas Central Heating & Double glazing
- Beautifully Modernised To A High Standard

### 74 Holly Way, Elmstead, Colchester, Essex. CO7 7YG.

A beautifully presented two bedroom semi-detached bungalow which has been completely modernised by the current owners. Located in the popular quiet village of Elmstead Market with great access to local shops, fantastic schooling and within easy reach to local train stations. This property offers a good sized open plan lounge/kitchen/diner, two good sized bedrooms, garage en block and three off road parking spaces. Early viewings highly advised.



# Property Details.

## Living Accommodation

### Entrance Porch

UPVC window to front, Composite front door, inset floor mat.

### Lounge



14' 5" x 10' 8" (4.39m x 3.25m) Double glazed window to front, UPVC door, radiator, open plan onto:

## Kitchen/ Dining Room



14' 11" x 13' 3" (4.55m x 4.04m) Double glazed window to rear and French door opening onto the garden, radiator, inset spot lights, modern fitted gloss kitchen including a range of wall and base units, breakfast bar, tiled splash back, integrated inset stainless steel sink with left hand drainer, cooker, fan, induction hob, fridge/freezer, open plan onto the dining room.

### Inner Hall

Storage cupboard housing boiler, radiator, loft access.

# Property Details.

## Bedroom



12' 4" x 9' 0" (3.76m x 2.74m) Double glazed window to rear, fitted wardrobe, radiator.

## Bedroom

13' 0" x 9' 08" (3.96m x 2.95m) Double glazed window to front, fitted wardrobe, radiator.

## Shower Room



Vertical radiator, tiled walls, walk in shower with panelled splash back, vanity basin with low level WC and basin.

## Outside

### Garage & Off Road Parking



Off Road parking for several cars via the driveway, the property also has a garage in the En Bloc with up & over door.

### Rear Garden

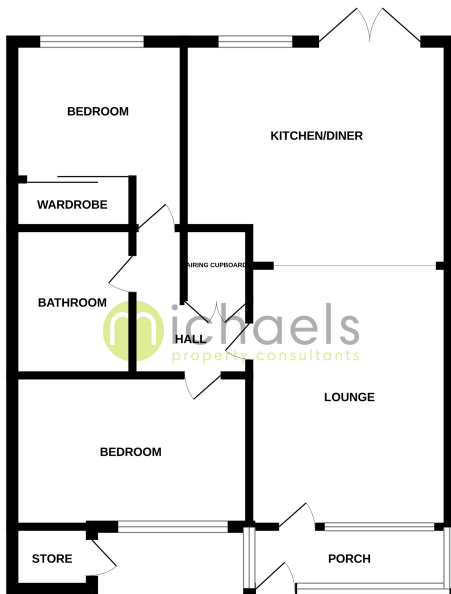


A Well maintained rear garden including a patio area, stoned pathway leading to the decking with the remainder laid to lawn, summer house, side access and retained by fencing.

# Property Details.

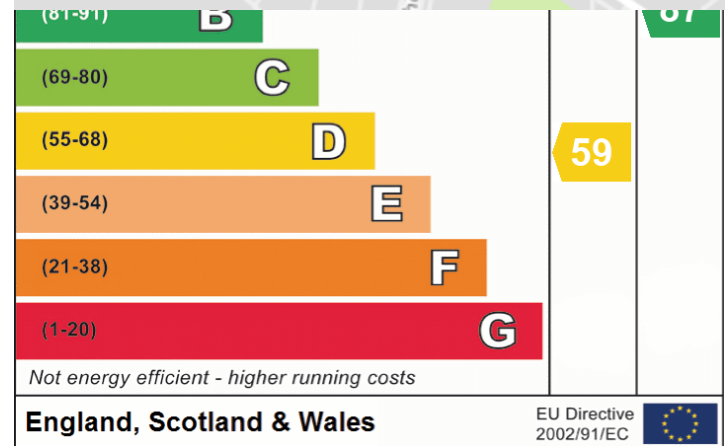
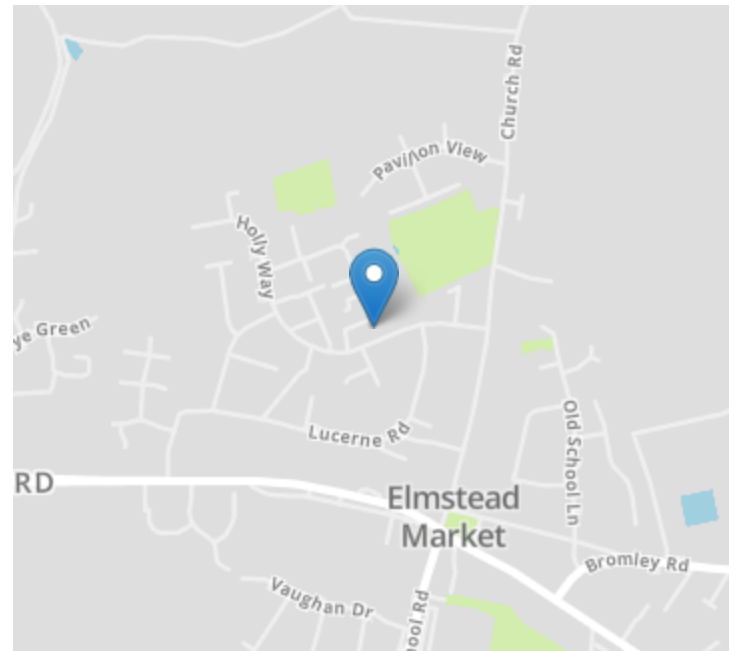
## Floorplans

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Call us for more information.

## 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.