



- Detached Farm House
- Double Garage & A Wealth Of Off Road Parking
- Substantial & Beautiful Gardens
- Double Glazed Windows & Solar Panels
- Two Reception Rooms
- Kitchen & Utility Room
- Home Office
- En Suite, Family Bathroom & Downstairs Cloakroom
- No Onward Chain
- Four Double Bedrooms

## White Barn Farm, Clacton Road, Elmstead, Colchester, Essex. CO7 7DB.

A unique opportunity has arisen to purchase this four bedroom farm house set in a pleasant position in the sought after village of Elmstead Market, within 2 miles of mainline train station and close proximity of the local shops, restaurant and schools. This four bedroom family home is positioned on approximately 1/3rd of an acre. Highlights to the property include four double bedrooms, en suite, family bathroom, open plan kitchen/ diner, home office, triple aspect living room, double garage and beautiful front, side and rear gardens. To fully appreciate what this detached property has to offer arrange your viewing today. Offered for sale with no onward chain.



# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, stairs to first floor, radiator.

### Lounge



21' 10" x 14' 01" (6.65m x 4.29m) Double glazed windows to front, side and rear, radiator, fireplace, storage cupboard.

### Home Office

9' 10" x 8' 06" (3.00m x 2.59m) Double glazed window to rear, radiator.

### Kitchen

16' 06" x 8' 02" (5.03m x 2.49m) Two double glazed windows to rear, range of wall and base units, tiled splash back, laminate worktop, integrated double oven, hob, over head cooker fan, fridge, inset sink.

### Dining Room



11' 02" x 17' 06" (3.40m x 5.33m) Double glazed window to front, radiator, exposed brick work, open plan onto the kitchen.

### Utility Room

14' 01" x 7' 06" (4.29m x 2.29m) Double glazed window to rear and wooden stable door, radiator, wash hand sink unit, space for fridge/freezer, washing machine and floor standing boiler.

### Cloakroom

4' 09" x 4' 02" (1.45m x 1.27m) Double glazed obscure window to rear, low level WC and basin.

## First Floor

### Landing

13' 05" x 7' 05" (4.09m x 2.26m) Double glazed window to front, storage and airing cupboard, loft access. ( Part boarded, insulated, no loft ladder)

### Bedroom



26' 06" x 12' 02" (8.08m x 3.71m) Double glazed window to rear, radiator, walk-in wardrobes, dressing table and furniture.

### En Suite



Double glazed obscure window to rear, radiator, tiled walls, corner bath, low level WC, vanity unit with basin.

# Property Details.

## Bedroom



14' 01" x 10' 05" (4.29m x 3.17m) Double glazed window to rear, radiator, fitted wardrobes.

## Bedroom



14' 01" x 9' 9" (4.29m x 2.97m) Double glazed window to front, radiator, fitted wardrobes.

## Bedroom

9' 10" x 9' 03" (3.00m x 2.82m) Double glazed window to front, radiator.

## Family Bathroom



8' 05" x 6' 10" (2.57m x 2.08m) Double glazed obscure windows to rear, radiator, part tiled walls, low level WC, shower cubicle, panelled bath.

## Outside

### Off Road Parking & Double Garage

A generous driveway laid to stone, creating off road parking, there is also a shrub boarder retained by conifers. The double garage has power & light.

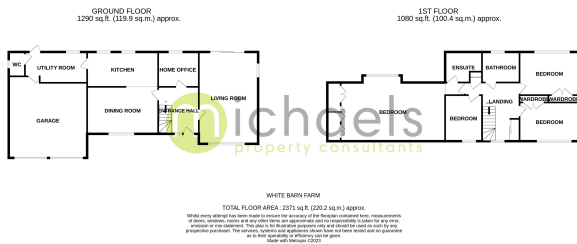
### Garden



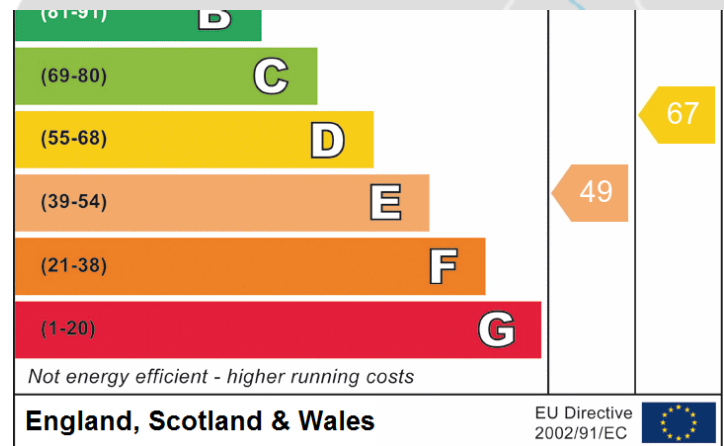
A well established rear garden which horse shoes around to the front of the property. Mainly laid to lawn, mature shrubs bushes and trees.

# Property Details.

## Floorplans



## 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.