



- Four Double Bedrooms
- Ensuite Bathroom & Family Bathroom
- Wrap Around Garden
- Off Road Parking & Garage
- Ground Floor Cloakroom
- Two Reception Rooms
- Open Plan Kitchen & Dining Room

### 11 Winterbourne Gardens, Elmstead Market, Colchester, Essex. CO7 7FG.

Positioned in the village of Elmstead, to the east side of Colchester is this beautiful, four bedroom detached family home. The village of Elmstead hosts local shopping amenities, village pubs as well as a short drive to the A120 and easy reach of Alresford or Wivenhoe Train Station with links to London Liverpool Street Station. This home is newly built and offers an abundance of accommodation, making it an ideal family home, comprising of; spacious entrance hall, ground floor cloakroom, ample size lounge, snug, modern fitted kitchen dining area with breakfast bar, integrated appliances, as well as all the bedrooms on the first floor being double rooms.



# Property Details.

## Ground Floor

### Hallway

Tiled flooring, access to under stairs storage cupboard and doors to:

### Living room



17' 00" x 13' 10" (5.18m x 4.22m) Windows to front and rear, radiator.

### Study

11' 11" x 13' 10" (3.63m x 4.22m) Windows to front and radiator

### Cloakroom

3' 8" x 6' 7" (1.12m x 2.01m) Window to rear, radiator, W/C, wash hand basin.

## Kitchen/Dining Room



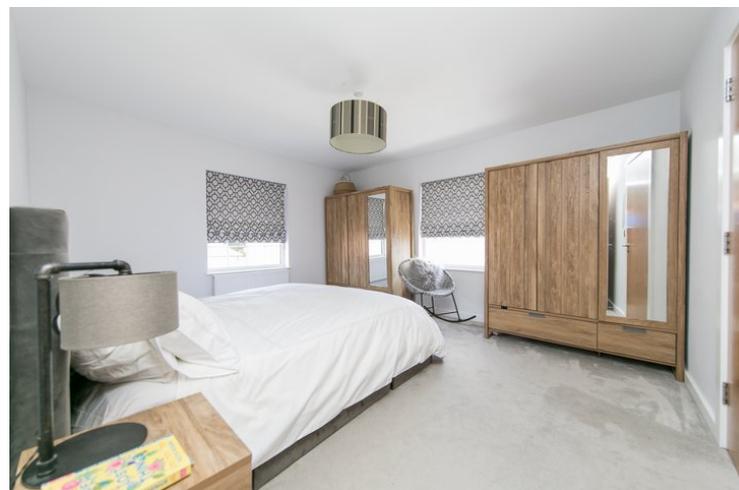
19' 6" x 14' 9" (5.94m x 4.50m) Windows to front and rear, patio doors leading to garden, radiator, offering a range of modern, high gloss eye and base level units, work surfaces incorporating breakfast bar, integrated appliances including oven, five ring hob, fridge/freezer, washing machine and dishwasher.

## First Floor

### Landing

Loft access and access to airing cupboard.

### Master Bedroom



13' 9" x 12' 0" (4.19m x 3.66m) Windows to front, radiator, door too;

# Property Details.

## En suite



Extractor fan, W/C, wash hand basin, shower cubicle.

## Bedroom Two



11' 3" x 14' 9" (3.43m x 4.50m) Windows to front and rear, radiator.

## Bedroom Three



11' 6" x 13' 10" (3.51m x 4.22m) Windows to front and rear, radiator.

## Bedroom Four

10' 3" x 10' 2" (3.12m x 3.10m) Window to front, radiator, access to storage cupboard.

## Family Bathroom



Window to front, heated towel rail, fully tiled suite, panelled bath, wash hand basin and W/C.

## Outside

### Garden.



Externally, to the front of this home a driveway provides off road parking and leads to the garage, To the rear, a fully enclosed garden which 'wraps around' the house, being mainly laid to lawn and commencing with patio area.

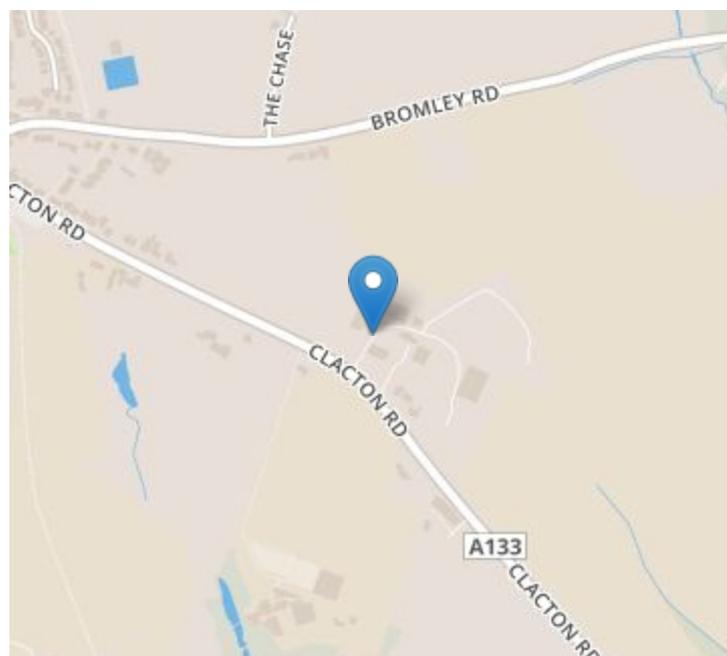
# Property Details.

## Floorplans

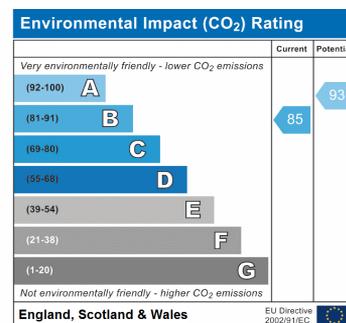
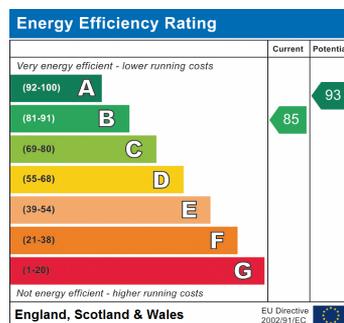


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any purpose other than purchase. The contents of this plan are not intended to be construed as a guarantee as to their quantity or efficiency can be given. Plans with Storage ©2019

## 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.