



- No Onward Chain
- Village Location
- A12 And A120 Access
- Garage & Ample Off Road Parking
- Home Office
- Spacious Rear Garden
- Open Plan Kitchen & Dining Room
- Utility & Cloakroom
- Ensuite and Family Bathroom
- Three Double Bedrooms
- Detached

Green View Cottage, Chapel Lane, Elmstead, Colchester, Essex. CO7 7AG.

The property is located close to the centre of Elmstead Market overlooking the village's green and war memorial. It is set back from most passing traffic and it is located only moments on foot from a Budgens supermarket, the village Primary School and the village cricket club. Colchester is found around three miles to the west and is easily reachable via good roads. Essex University's Wivenhoe campus is just two miles from the property. Internally the property is immaculate throughout. With some of its main highlights being a beautiful open plan kitchen/dining room, with a gorgeous centre island, spacious living room with the main focal point being a cosy log burner for those cold winter evenings, three double bedrooms and more. To fully appreciate everything this fantastic property has to offer, please do not hesitate to call us now.



Property Details.

Ground floor

Entrance Porch

Windows to front, radiator, solid oak floor and door to;

Hallway

Window to front, stairs to first floor landing, under stairs storage cupboard, radiator and solid oak flooring.

Cloakroom

Frosted window to side, low level WC, hand wash basin in vanity unit, tiled splash back, radiator, tiled floor.

Living Room



17' 1" x 11' 9" (5.21m x 3.58m) Window to front, radiator, feature red brick fire surround with inset wood burner with raised hearth.

Kitchen/Dining Room



12' 10" x 11' 10" (3.91m x 3.61m) Windows to side, range of eye and low level fitted units with wooden work surfaces over, inset ceramic sink, space for wine cooler to remain (STN) integrated dishwasher, free standing Rangemaster cooker, integrated fridge/freezer, fixed centre island, wooden work surface and low level storage cupboards under, inset spot lighting, openings through to the utility room and dining room; 11' 9" x 8' 9" (3.58m x 2.67m) Sliding patio doors to rear, radiator.

Utility Room

6' 4" x 7' 11" (1.93m x 2.41m) Window to rear, single door to patio, range of eye and low level fitted units with work surface over, inset ceramic sink, tiled splashback, space for free standing washing machine to remain (STN) inset spot lighting.

First Floor

Landing

Window to side, access to airing cupboard, and doors to;

Bedroom One

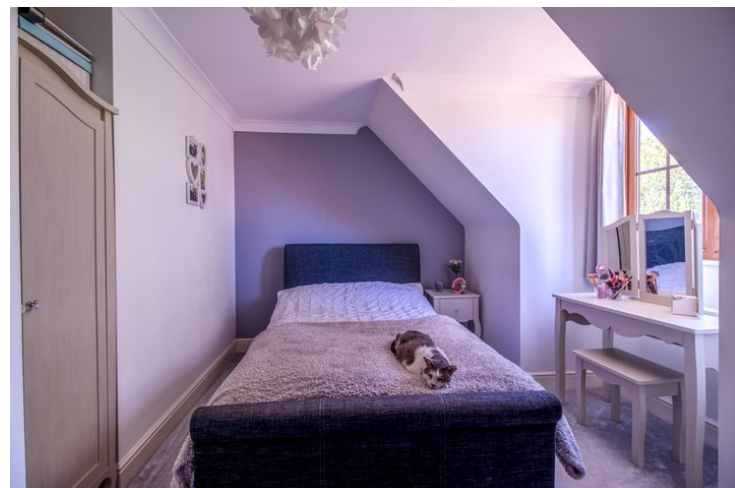


12' 4" x 10' 9" (3.76m x 3.28m) Window to rear, radiator, space for free standing wardrobes, opening to ;

Shower room

2' 4" x 5' 6" (0.71m x 1.68m) Single shower cubicle, fully tiled suite, wash hand basin.

Bedroom Two



13' 8" x 11' 11" (4.17m x 3.63m) Window to front, radiator space for free standing wardrobe.,

Property Details.

Bedroom Three



9' 8" x 8' 9" (2.95m x 2.67m) Velux window to rear, window to side, access to eaves storage, fitted built in wardrobes and radiator.

Bathroom



Window to front, extractor fan, low level WC, tiled suite, panelled bath with inset shower head over, ladder style radiator, pedestal hand wash basin with vanity sink unit.

Outside

Garden



The current owners have adapted and maintained the garden impeccably. Fully enclosed by fencing and handsome brick wall the garden is a beautiful space to reside in. The space has been predominately laid to lawn however there is a large patio area, ideal for an outside seating arrangement. There is a purpose brick built out door BBQ for those al fresco dining experiences. There are well kept and attractive borders around the garden, with small shrubs, bushes, trees and plants.

Garage and Home Office



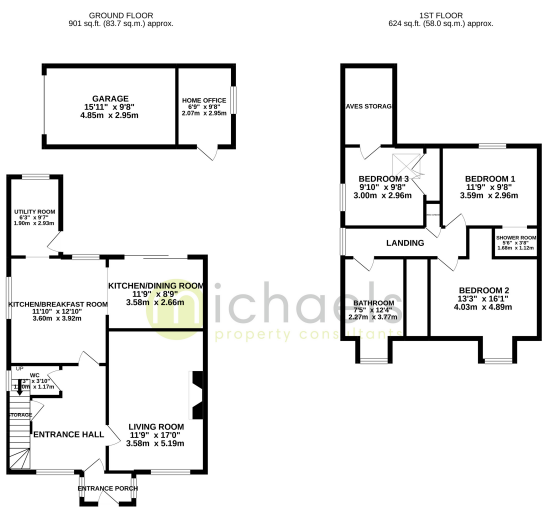
22'8" x 9'9" (6.91 m x 2.97m) The current owners have partitioned off a section of the garage turning it into a fully fictional home office. It has a double glazed window, full power and lighting as well as fitted wall mounted shelving and storage cupboards which will remain. There is a separate single door accessing this space from the outside of the garage.

Parking

There is a block paved driveway to the rear of the property providing off road parking for two vehicles.

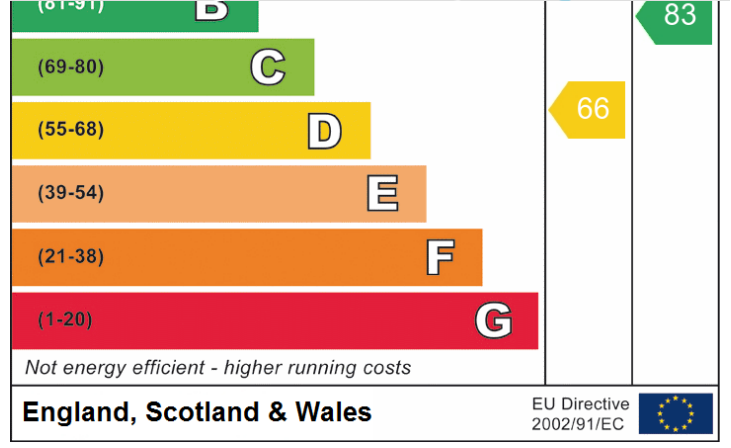
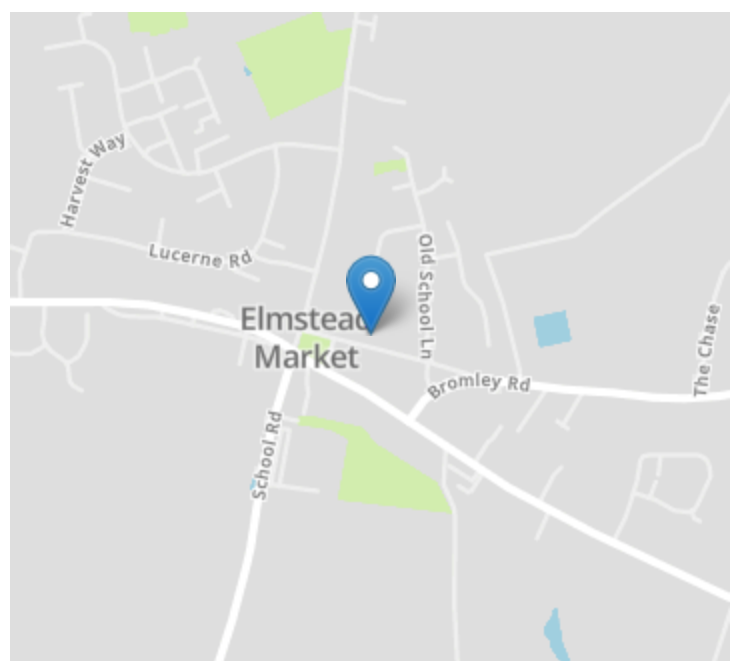
Property Details.

Floorplans



TOTAL FLOOR AREA: 1525 sq ft. (141.7 sq.m.) approx.
Notes: All measurements are approximate and taken from the floor level. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors.

Location



England, Scotland & Wales EU Directive 2002/91/EC

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.

