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property consultants

Features

- Beautifully Presented
- Semi Detached Cottage
- Three bedrooms
- En-Suite Shower Room To Master
- Filled with Character
- Ample Off Road Parking
- Generous Accommodation
- No Onward Chain

1 White Barn Cottages, Clacton Road, Elmstead, Colchester, Essex. CO7 7DB.

** £325,000 - £350,000 ** A charming and character filled cottage style property in this sought after village location just east of Colchester town centre. Being beautifully presented from start to finish this stunning home offers generous space to include three good sized bedrooms, en-suite to master, family bathroom, open plan lounge and dining room with fireplaces, countrystyle kitchen/breakfast room, utility/cloakroom, study, landscaped rear garden, large driveway providing ample off road parking and storage. Must be viewed.

Call to view 01206 820999

Ground Floor

Porch

With window to side, space for cloaks storage and glazed door to.

Lobby

With doors to kitchen and dining room, stairs to first floor.

Dining Room

16' 1" x 12' 0" (4.90m x 3.66m) Window to front, open plan to lounge, radiator, understairs storage cupboard, red brick fireplace with open fire.

Lounge

14' 9" x 12' 9" (4.50m x 3.89m) Two windows to rear, french doors to side, oak flooring, radiator, fireplace with inset log burning stove.

Kitchen/Breakfast Room

18' 10" x 11' 0" (5.74m x 3.35m) Window to front, glazed door to side, doors to study and utility room. Tiled floor, kick panel heater, a range of fitted shaker style units and drawers with inset butler sink, space for rangemaster inset to feature chimney breast, matching eye level units, space for american style fridge freezer, space for tumble dryer, integrated dishwasher, electric oven, gas hob, extractor, feature beams, tiled splashbacks, inset spotlights.

Study

5' 7" x 5' 3" (1.70m x 1.60m) Window to rear.

Utility/WC

5' 8" x 5' 3" (1.73m x 1.60m) WIndow to rear, fitted units and worktop with inset sink, space for washing machine, matching eye level units, close coupled WC, tiled floor.

First Floor

Landing

WIth loft access and doors to.

Bedroom One

16' 1" x 11' 7" (4.90m x 3.53m) Window to front, radiator, wardrobe, cast iron fireplace with tiled hearth, picture rail and door to en-suite.

En-Suite

Window to rear, corner shower, close coupled WC, vanity wash hand basin, heated towel rail, tiled floor and splashbacks.

Bedroom Two

11' 8" x 11' 0" (3.56m x 3.35m) Window to front, radiator, wardrobe, picture rail.

Bedroom Three

12' 8" x 7' 9" (3.86m x 2.36m) Window to rear, radiator, currently used as a dressing room by the current vendors.

Bathroom

Two windows to rear, corner jacuzzi bath, vanity wash hand basin, heated towel rail, tiled floor, close coupled WC.
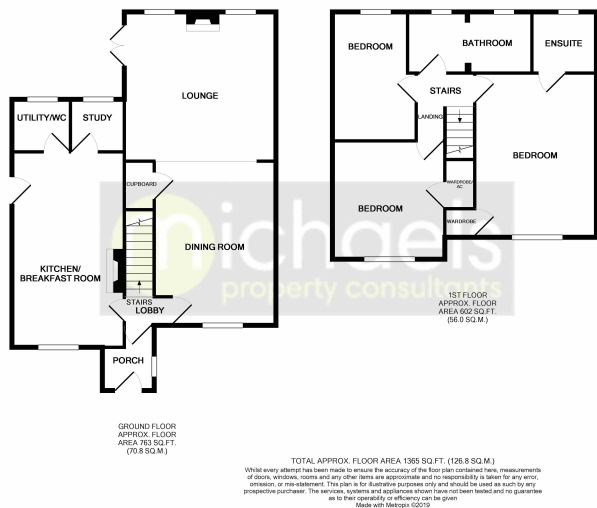
Rear Garden

Landscaped rear garden enclosed by panel fencing, with raised deck area, astroturf area, patio area, summer house, various shrubs and plants.
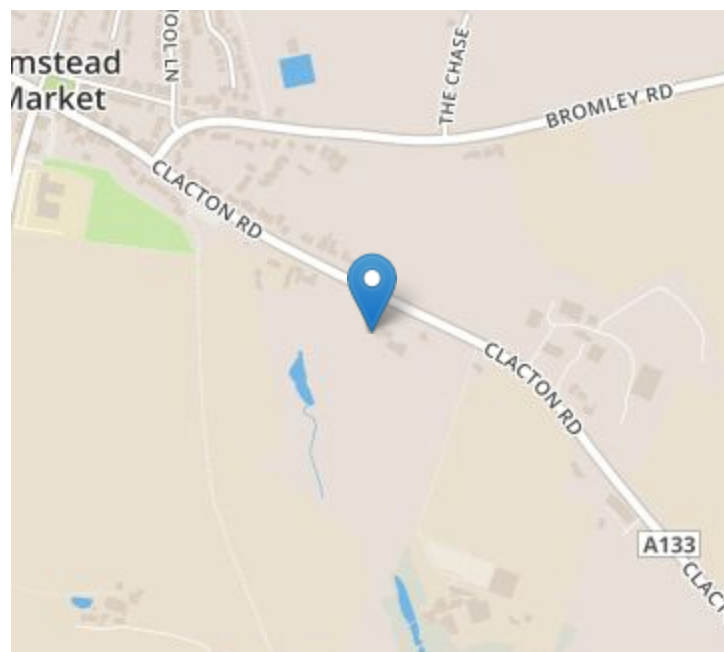
Front Driveway

A large driveway with ample space, accessed by five bar gates, enclosed by panel fencing, gated side access.
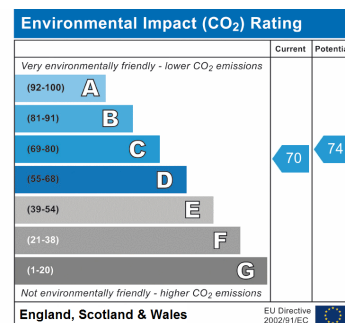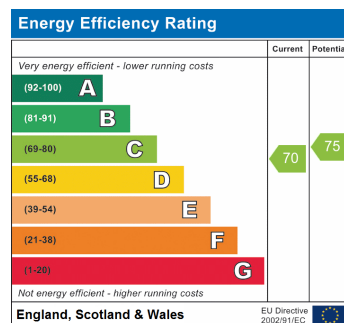
Property Details.

Floorplans

GROUND FLOOR
APPROX. FLOOR
AREA 763 SQ.FT.
(70.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1365 SQ.FT. (126.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission, or mis-statement. 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
as to their operability or efficiency can be given.
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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.