



- No Chain
- Solar Panels
- Ample Parking & Garage
- Four Bedrooms
- Ground Floor Shower Room
- Garden Room
- Out Buildings
- Extended Kitchen Family Space
- Further Potential STP

**Brooklands, Colchester Road, Elmstead,  
Colchester, Essex. CO7 7EG.**

Offered with no onward chain and a guide price of £500,000 to £520,000 is this wonderful and well established family home in the sought after village of Elmstead having been improved and extended over the years to now offer versatile accommodation including sitting room, garden room, study, ground floor shower room, kitchen/dining room, four first floor bedrooms, first floor bathroom, garage, ample parking, great garden with outbuildings. Fitted with solar panels, PIV system, double glazing and gas central heating, viewing advised.



# Property Details.

## Ground Floor

### Entrance Hall

14' 1" x 7' 0" (4.29m x 2.13m) Stairs to first floor with cupboard under, radiator and doors to.

### Sitting Room



19' 8" x 11' 6" (5.99m x 3.51m) Window to front, gas fire place, radiator, patio doors to garden room.

### Garden Room



11' 6" x 8' 2" (3.51m x 2.49m) Windows to both sides, French doors to rear, radiator.

### Study

9' 10" x 8' 10" (3.00m x 2.69m) Window to front, radiator.

### Kitchen/Dining Room



24' 7" x 8' 9" (7.49m x 2.67m) Window to rear, window to side, door to garden, a range of fitted units and drawers with worktops over, inset sink and drainer, space for oven, space for washing machine, space for tumble dryer, space for cooker, dishwasher, fridge, freezer, matching eye level units, tiled splashbacks, radiator, ample space for dining table.

### Shower Room



Obscure window to rear, shower cubicle, wall hung wash hand basin, close coupled WC, heated towel rail.

## First Floor

### Landing

Window to rear, loft access, airing cupboard and doors to.

# Property Details.

## Bedroom



14' 3" x 11' 9" (4.34m x 3.58m) Window to front, fitted bedroom furniture, fitted wardrobe, radiator.

## Bedroom



8' 10" x 8' 2" (2.69m x 2.49m) Window to front, radiator, fitted wardrobe.

## Bedroom

9' 0" x 8' 2" (2.74m x 2.49m) Window to rear, radiator, fitted wardrobe.

## Bedroom

8' 2" x 8' 2" (2.49m x 2.49m) Window to rear, radiator, fitted wardrobe.

## Bathroom



Panel bath with shower screen, vanity wash hand basin, vanity WC, heated towel rail.

## Outside

### Rear Garden



All enclosed by panel fencing, mainly laid to lawn with patio areas, various shrubs and plants, gated side access, door to garage, decking area with space for hot tub with air source heat pump, summer house with attached store/changing room, further store room.

### Garage and Parking

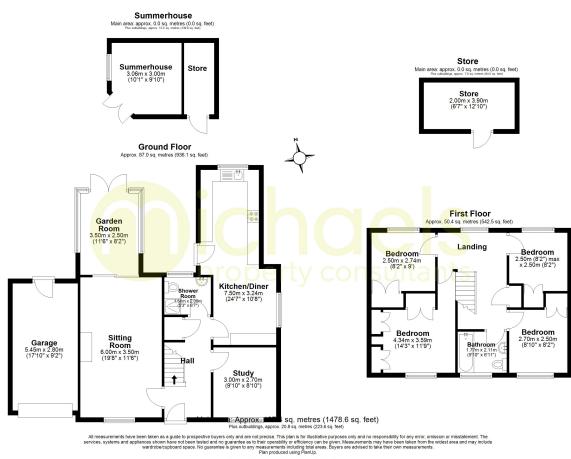
17' 10" x 9' 2" (5.44m x 2.79m) Garage door to front, door to garden, power and light connected, ample off road parking to front.

### Agents Notes

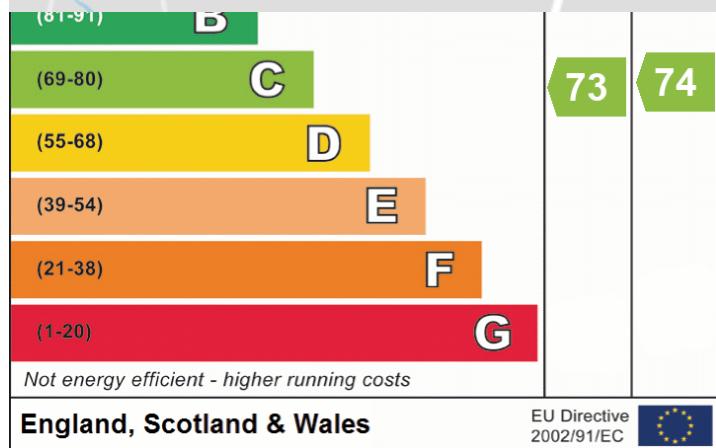
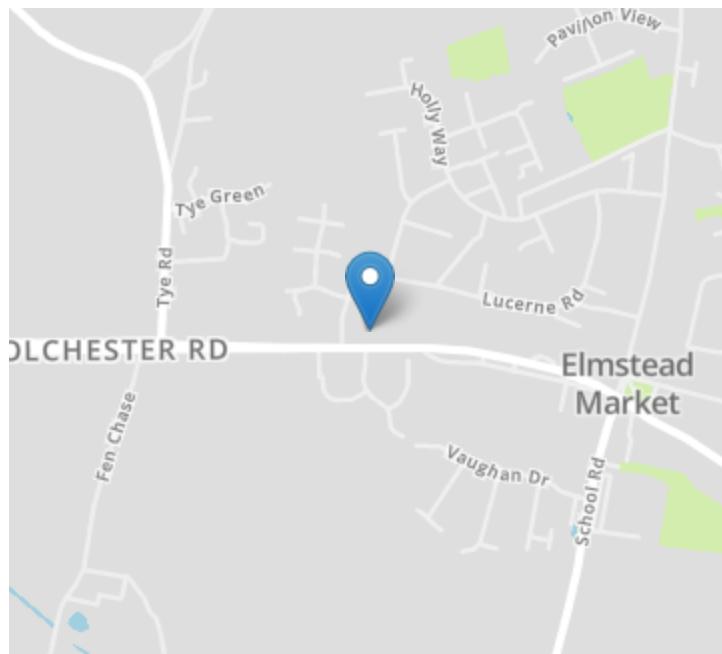
The property benefits from owned solar panels with offer a good feed in tariff which can be taken over for the remainder of the term. The property also benefits from a positive Input Ventilation system.

# 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.