



- Overlooking An Attractive Greensward
- Detached Home
- Village Cul-De-Sac Location
- Close To School
- Four Bedrooms
- Garage And Parking
- En- Suite And Family Bathroom
- Rear Garden

38 Elmcroft, Elmstead, Colchester, Essex . CO7 7YZ.

Overlooking greensward and beyond to the cricket fields is this wonderful four bedroom detached home in the ever popular village of Elmstead. Being close by to the excellent local primary/junior school and within easy reach of the A120/A12. This home offers ground floor cloakroom, snug, kitchen/diner/utility room, living room, conservatory, four first floor bedrooms, en-suite to master, family bathroom, rear garden, garage and parking. Chain Free.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, twin doors to Snug and further doors to cloakroom and living room.

Ground Floor Cloakroom

Window to front, close coupled WC, wash hand basin.

Living Room



16' 3" x 10' 10" (4.95m x 3.30m) Windows to front and side, wood effect floor, stone fireplace with stone hearth, TV point and open to conservatory.

Conservatory



10' 6" x 9' 6" (3.20m x 2.90m) Brick plinth and Upvc construction, French doors to garden, wood effect flooring.

Snug



12' 0" x 8' 8" (3.66m x 2.64m) Window to front, dado rail, door to kitchen.

Kitchen/Diner/Utility



An L Shaped Room Of 19' 9" x 15' 0" (6.02m x 4.57m) Windows to rear and side, door to garden from utility space, tiled floor, a range of fitted units and drawers with worktops over, inset sink and drainer, fitted oven, gas hob and extractor, tiled splashbacks, matching eye level units.

First Floor

Landing

Airing cupboard and doors to.

Property Details.

Bedroom



11' 9" x 11' 0" (3.58m x 3.35m) Window to rear, fitted wardrobes and doors to en-suite.

En-Suite

Obscure window to front, shower cubicle, vanity wash hand basin with storage, close coupled WC.

Bedroom



10' 6" x 8' 7" (3.20m x 2.62m) Window to front, fitted wardrobe.

Bedroom

9' 8" x 9' 3" (2.95m x 2.82m) Windows to rear and side.

Bedroom

9' 8" x 9' 3" (2.95m x 2.82m) Window to front.

Bathroom



Window to rear, panel bath, pedestal wash hand basin, tiled splashbacks.

Outside

Garage and Parking

Garage offers up and over door, power and light connected, parking space to front and door to garden.

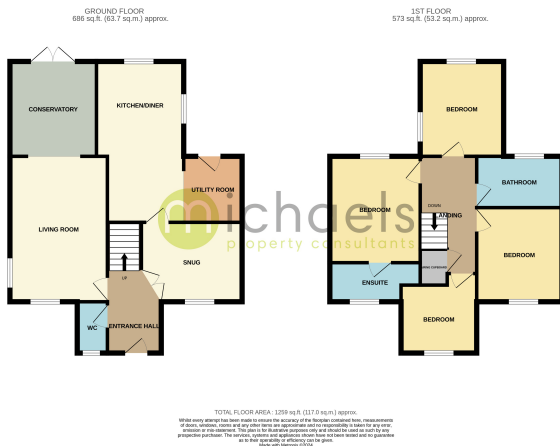
Gardens



Small front garden retained by dwarf hedging. The rear garden is predominantly laid to lawn with patio area, enclosed by fencing and walling. Twin gates to rear offering vehicle access.

Property Details.

Floorplans



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.