



michaels

- Detached House
- Renovated And Extended
- Vaulted Ceilings
- Generous Garden
- Horseshoe Driveway
- Garage
- Log Burner
- Modern Living

### 34 Church Road, Elmstead, Colchester, Essex. CO7 7AW.

Improved by the current owners and having been extended to a superb standard you will find this spacious detached family home sitting in a generous plot on this most sought after road in the village of Elmstead. Highlights include three first floor bedrooms including vaulted ceilings, Juliette balcony, en suite bathroom and jack and jill bathroom, lounge with log burner, dining room with bifold doors, modern kitchen, utility and WC along with west facing garden backing onto open field and cricket grounds, there is also a garage and ample off road parking via the horseshoe driveway. Elmstead offers excellent local schools, shops, bus routes, doctors and easy access back in to Colchester or beyond via local train stations in Wivenhoe and Colchester. Call for further information. Guide Price £550,000 - £575,000.



Call to view 01206 820999



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# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, radiator and valued ceiling.

### Kitchen



21' 8" x 8' 11" (6.60m x 2.72m) Double glazed windows to front and side, inset spotlights, modern kitchen with range of wall and base units, laminate worktop, tiled splash back, oven, inset sink, dishwasher, fridge-freezer, wine cooler holder, under stairs storage.

### Dining Room



21' 0" x 9' 1" (6.40m x 2.77m) Double glazed window to rear, bifold doors to Loggia, two radiators.

## Living Room



12' 4" x 14' 6" (3.76m x 4.42m) Double glazed window to front, two radiators and log burner.

### Utility

9' 10" x 6' 3" (3.00m x 1.91m) Double glazed window to rear and stable door to side, wall and base units, sink and space for washing machine and tumble dryer.

### WC

Double glazed obscure window to side, tiled floor and walls, low level WC, vanity unit.

## First Floor

### Landing

Double glazed window to rear, radiator, inset spotlights, doors leading to:

### Bedroom One



21' 8" x 10' 8" (6.60m x 3.25m) Double glazed window to front and Juliette balcony to rear, vaulted ceilings, two radiators, fitted and walk in wardrobe.

# Property Details.

## En Suite



Double glazed window to front, Inset spot lights, tiled floor and walls, inset spot lights, WC, vanity unit, shower and wall mounted LED mirror.

## Bedroom Two



14' 7" x 11' 11" (4.45m x 3.63m) Double glazed Juliette balcony inset spot lights radiator,

## Jack & Jill Shower Room



Inset spot lights, tiled floor, wall mounted WC, vanity unit and shower.

## Bedroom Three



16' 11" x 15' 7" (5.16m x 4.75m) Double glazed window to front, radiator, door leading to the shower room.

## Outside

### Rear Garden



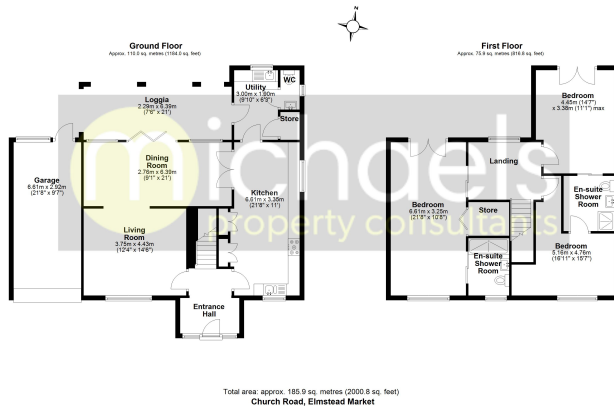
A beautiful and spacious private rear garden mainly laid to lawn, Loggia area, retained by fencing with side access.

### Off Road Parking Via The Driveway.

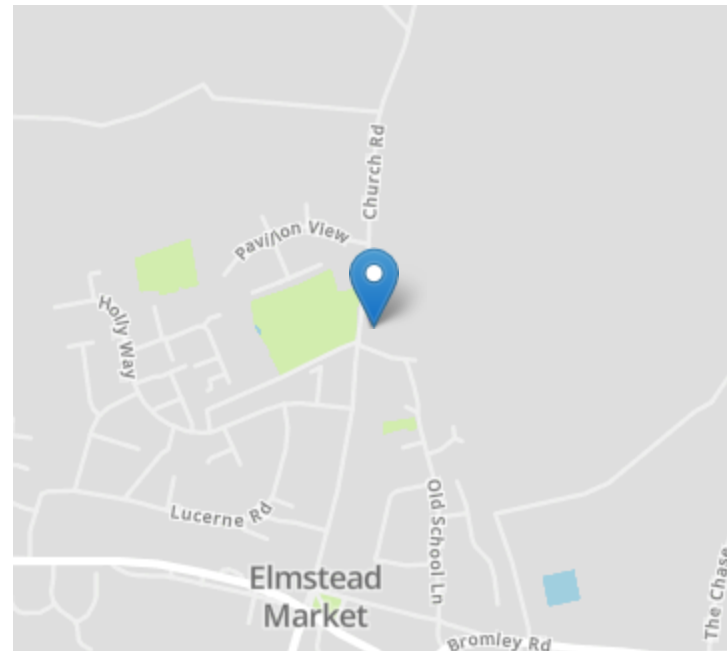
Ample off road parking via the horseshoe driveway, leading to the garage with power.

# 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.