



- Generous Garden
- Semi Rural Position
- No Onward Chain
- Semi Detached Home
- Three Bedrooms
- Family Bathroom & En Suite to Master
- Easy access to A12
- Garage And Parking

## 12 Barley Lane, Elmstead, Colchester, Essex. CO7 7GY.

A fabulously spacious family home in this sought after small development just on the outskirts of Elmstead, Colchester with many surrounding fields and open spaces close by. This Hills Residential built home is just 3 years old and offers the remainder of the new build warranty alongside all the luxuries and conveniences of a modern home. Highlights include generous living room, kitchen/diner, utility, WC, three bedrooms, family bathroom and ensuite. The rear garden attracts the afternoon sun also including garage and parking,



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, stairs to first floor, doors to:

### WC

Low level WC, wash hand basin

### Lounge



4.57m x 4.32m (15' 0" x 14' 2") Double glazed bay fronted window, radiator.

### Kitchen/Diner



6.93m x 3.35m (22' 9" x 11' 0") Double glazed window to rear, French doors, radiator, fitted kitchen including a range of wall units, base draws and units, worktop, integrated oven, hob, extractor fan, fridge/freezer, dish washer, inset sink and drainer, open plan onto the dining area with views over looking the rear garden.

### Utility

space for washing machine/tumble dryer, worktop and storage.

## First Floor Floor

### Landing

Airing cupboard, doors leading to:

### Bedroom



3.94m x 2.77m (12' 11" x 9' 1") Double glazed window to front, fitted wardrobe, radiator.

### En-Suite



Low level WC, wash hand basin, shower enclosure, part tiled walls, towel radiator.

# Property Details.

## Bedroom



4.4m x 3.02m (14' 5" x 9' 11") Double glazed window to rear, radiator

## Bedroom



3.8m x 2.62m (12' 6" x 8' 7") Double glazed window to rear, radiator

## Family Bathroom



Double glazed obscure window, inset spot lights, radiator, part tiled walls, paneled bath with over head shower, low level WC, wash hand basin.

## Outside

### Garage & Parking

Generous driveway leading to the garage with power and light.

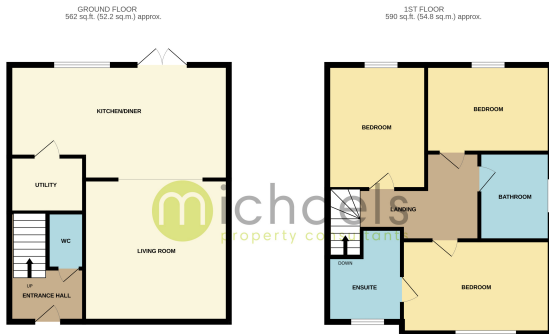
### Rear Garden



A generous rear garden laid to lawn and patio area, retained by fencing with gated side acces.

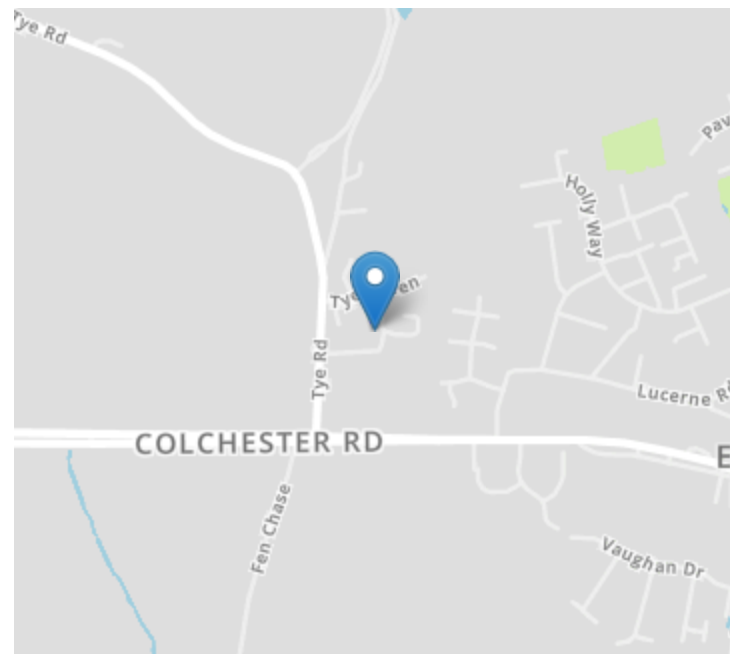
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1147sq ft. (106.0 sq.m.) approx.  
These plans are not to scale and are not intended to be used for the purpose of a structural survey. They are not intended to be used for the purpose of a structural survey. They are not intended to be used for the purpose of a structural survey. They are not intended to be used for the purpose of a structural survey.

## 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.