



- Village Location
- Detached Home
- Off Road Parking
- Ground Floor Cloakroom
- Three Bedrooms
- Rear Garden

**Davencolne, Chapel Lane, Elmstead, Colchester, Essex. CO7 7AG.**

Guide Price £375,000 to £400,000 A wonderful three bedroom detached home in the popular village of Elmstead to the East of Colchester. Having been well maintained and updated this property offers three first floor bedrooms, family bathroom, living room, ground floor cloakroom, kitchen/diner with Bi-Fold doors to the garden, garage and off road parking.





# Property Details.

## Details

### Entrance Hall

Double glazed window to the side, stairs to the first floor, radiator, doors to:

### Cloakroom

Double glazed obscure window to the side, low level WC, wash hand basin and radiator.

### Lounge



3.6 x 7.3 - Double glazed window to the front, patio door to the rear, fireplace with log burning stove, radiator.

### Kitchen Diner



4.1 x 6.1 - Window to the side, LVT flooring, Bi fold doors to the rear, a range of modern fitted units and drawers, matching eye level units, worktops over, inset sink and drainer, space and plumbing for washing machine, electric hob, eye level oven and grill, integrated fridge freezer and two radiators.

## First Floor

### First Floor Landing

Double glazed window to the rear, loft access, doors leading to:

### Bedroom



4 x 3 - Window to the front, fitted wardrobes, radiator and door to; Shower Room with Shower cubicle.

# Property Details.

## Bedroom



3.1 x 3.1 - Window to the front, cupboard over the stairs, radiator.

## Bedroom



2.9 x 2.7 - Window to the rear, radiator.

## Bathroom



Obscured window to the rear, panel enclosed bath with shower and screen over, wash hand basin with storage beneath, low level WC and heated towel rail.

## Outside

### Garden



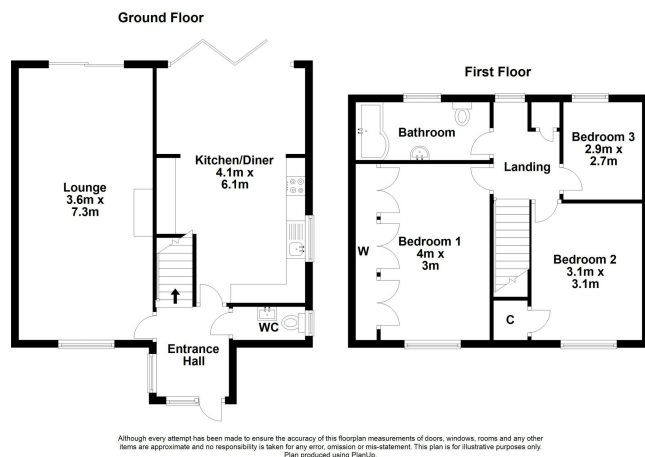
Rear garden features a wooden pergola, patio area with plant borders and the remainder laid to lawn, all fully enclosed with panel fencing.

### Garage and Parking

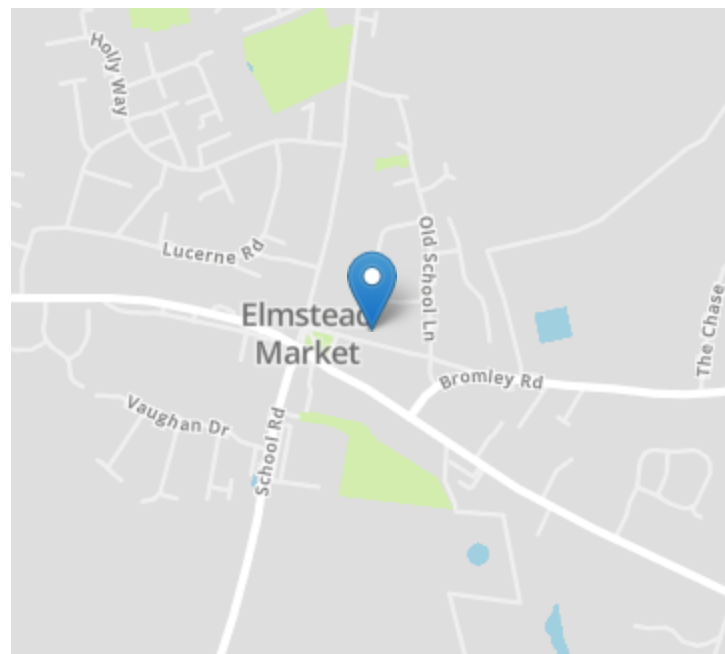
To the front of the property is a driveway offering off road parking leading to an attached garage with up and over door to front.

# 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.