



- Detached Bungalow
- Over 55s Development
- Parking & Communal Gardens
- Living Room
- Kitchen / Diner
- Gas Central Heating
- Two Bedrooms
- Double Glazing

**31 Meadow Close, Elmstead, Colchester, Essex. CO7 7HR.**

Rarely available detached two bedroom over 55's retirement bungalow, offered for sale with no onward chain. The property benefits from a generous living room with fireplace, kitchen/diner, two bedrooms, wet room, gas central heating and double glazing, access to parking and communal gardens. Located within Elmstead Market with easy walking distance to the village shop and public transport.



# Property Details.

## Living Accommodation

### Entrance Hall

Wooden front door, radiator, communal assist, cupboard housing boiler, radiator, doors leading:

### Living Room



15' 4" x 11' 0" (4.67m x 3.35m) Double glazed windows to side and rear, radiator, electric fireplace.

### Kitchen/ Diner

10' 11" x 9' 01" (3.33m x 2.77m) Double glazed window to front and side, radiator, space for dining table, fitted kitchen including a range of wall and base units, laminate work top, tiled splashback, cooker, fridge/freezer and washing machine.

## Bedroom One



13' 5" x 10' 10" (4.09m x 3.30m) Double glazed window to side, radiator, fitted wardrobes.

## Bedroom Two



9' 2" x 9' 0" (2.79m x 2.74m) Double glazed window to front and side, radiator, currently being used as an additional dining room.

# Property Details.

## Wet Room



8' 0" x 5' 0" (2.44m x 1.52m) Double glazed obscure window to front, tiled walls, shower, vanity unit, low level WC.

## Outside

### Communal Garden & Parking



Well kept communal grounds including paved and grassed areas, shared garden storage, off road parking available.

