

Guide Price

# £600,000



- Semi Rural Position
- Double Garage
- Two Reception Rooms
- Four Bedrooms
- Two En-Suite Bathrooms
- Warranty Remaining
- Great Gardens
- Contemporary Kitchen

# 8 Tye Green, Elmstead, Colchester, Essex. CO7 7GZ.

Guide Price £600,000 to £625,000. A fabulously spacious detached 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 2 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, dining room/study, spacious kitchen/breakfast room, utility room, ground floor cloakroom, four good size first floor bedrooms, en-suite and dressing room to master, further en-suite to second bedroom and family bathroom. Outside there is great rear garden and double garage with off road parking.





# Property Details.

# **Ground Floor**

# **Entrance Hall**

 $18^{\circ}$  7" x 6' 3" (5.66m x 1.91m) LVT flooring, radiator stairs to first floor with storage under and doors to.

# Living Room



18' 7" x 13' 4" (5.66m x 4.06m) Window to front, French doors to rear, two radiators, further door to entrance hall.

# **Dining Room/Study**



 $14^{\circ}$  5" x 9' 10" (4.39m x 3.00m) (into bay) Windows to front and side, radiator, LVT flooring.

### Kitchen/Diner



 $16'\ 2'' \times 15'\ 3''$  (4.93m x 4.65m) Window to front, French doors to rear, LVT flooring, a stylish range of fitted units and drawers with worktops over, inset sink and drainer, fitted oven, hob and extractor, integrated fridge/freezer, integrated dishwasher, contrasting eye level units adn door to.

### **Utility Room**

Door to side, LVT flooring, fitted units and worktop with space for and plumbing for appliances.

# **Ground Floor Cloakroom**

LVT flooring, enclosed cistern WC, pedestal wash hand basin, radiator.

# First Floor

### Landing

With loft access, airing cupboard and doors to.

# **Bedroom**



16' 1" x 10' 1" (4.90m x 3.07m) Window to rear, radiator and open to dressing area.

# Property Details.

# **Dressing Area**

9' 1"  $\times$  5' 1" (2.77m  $\times$  1.55m) Window to front, fitted wardrobe and door to en-suite.

#### **En-Suite**

Window to front, large shower cubicle, wall hung wash hand basin, enclosed cistern WC, heated towel rail.

## **Bedroom**



 $11'10" \times 4'0"$  (3.61m x 1.22m) Window, radiator and door to.

#### **En-Suite**

Obscure window, shower cubicle, enclosed cistern WC, heated towel rail, wall hung wash hand basin.

#### **Bedroom**



13' 6" x 9' 0" (4.11m x 2.74m) Window and radiator.

# **Bedroom**

 $10^{\circ}\,0^{\circ}$  x 9' 4" (3.05m x 2.84m) Window and radiator.

# **Family Bathroom**



Obscure window, panel bath with shower and screen , wall hung wash hand basin, enclosed cistern WC, LVT flooring.

#### Outside

### Rear Garden



Mainly laid to lawn, all enclosed by panel fencing, gated access to side, various shrubs and plants, door to double garage.

# **Double Garage And Parking**

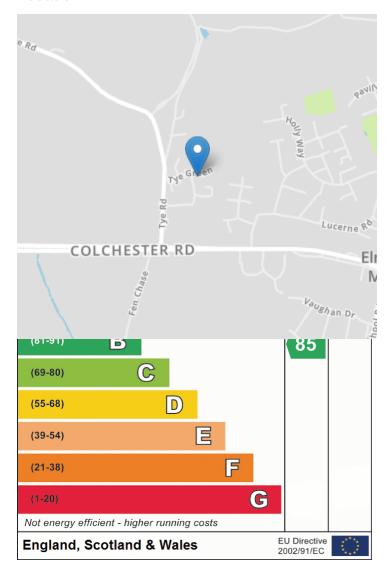
With twin up and over doors to front, power and light connected, block paved driveway offering off road parking.

# Property Details.

# Floorplans



### Location



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.

