



- Detached Family Home
- Over 2100sqft Of Accommodation
- 32' Kitchen/Dining/Family Space
- Double Garage & Ample Off Road Parking
- Generous Front & Rear Garden
- Home Office & Lounge
- Modern Living Accommodation
- Family Bathroom, Two En Suites and Cloakroom

### 3 Vaughan Drive, Elmstead, Colchester, Essex. CO7 7GJ.

A stunning detached house built to a high specification offering spacious living accommodation throughout. This five bedroom family home with double garage and generous frontage offers highlights include a 32 ft wide kitchen/diner/snug, two further reception rooms, five bedrooms, two en suites, family bathroom and generous garden. Positioned ideally for easy access for nearby commuter links such as the A12/A120 along with being in close proximity to Great Bentley and Wivenhoe train stations, with direct access to London Liverpool Street. Viewings now being taken, call Michaels Property Consultants to arrange your viewing today on 01206 820999.



# Property Details.

## Ground Floor

### Entrance Hall

16' 06" x 9' 04" (5.03m x 2.84m) UPVC composite front door opening onto hallway, double glazed window to front, radiator, inset floor mat, wall mounted alarm and thermostat, stairs rising to the first floor with under stairs storage, doors leading to:

### Lounge

16' 7" x 11' 08" (5.05m x 3.56m) Double glazed window to front, two radiators, currently used as a lounge.

### Home Office/ Reception Room

11' 08" x 9' 05" (3.56m x 2.87m) Double glazed window to front, two radiators, currently used as a home office.

### Cloakroom

8' 03" x 4' 08" (2.51m x 1.42m) Towel rail, inset spot lights, wall mounted mirror, part tiled walls, ceiling mounted fan, low level WC and wash hand basin.

### Kitchen

13' 08" x 12' 06" (4.17m x 3.81m) Double glazed window to rear, radiator, fitted shaker style kitchen including a range of base draws/units, wall mounted units, breakfast bar, laminate work surfaces, integrated stainless steel one and half bowl sink with left hand drainer, Smeg appliances including, dish washer, double oven, over head fan, induction hob, space for American style fridge freezer, open plan onto the diner/snug.

### Diner/Snug

19' 2" x 18' 0" (5.84m x 5.49m) Radiator, double glazed windows to rear and French doors opening onto patio, space for dining furniture and snug.

### Utility

6' 08" x 5' 11" (2.03m x 1.80m) UPVC side door, wall mounted valiant boiler, fuse board, smoke alarm, range of wall and base units, stainless steel sink and space for washing machine.

## First Floor

### Landing

11' 05" x 10' 02" (3.48m x 3.10m) Loft access, radiator, airing cupboard, doors leading to:

### Bedroom One

16' 07" x 11' 09" (5.05m x 3.58m) Double glazed window to front, radiator, space for ample bedroom furniture.

### En Suite

7' 02" x 6' 02" (2.18m x 1.88m) Double glazed window to front, inset spotlights, towel rail, walk in shower, wall mounted basin, low level WC, tiled floor, ceiling mounted fan.

### Bedroom Two

14' 09" x 11' 07" (4.50m x 3.53m) Double glazed window to rear, radiator, space for bedroom furniture.

### En Suite

7' 02" x 2' 02" (2.18m x 0.66m) Double glazed obscured window to side, radiator, separate shower enclosure, wash hand basin and low level WC.

### Bedroom Three

12' 07" x 12' 06" (3.84m x 3.81m) Double glazed window to rear, radiator, space for ample furniture.

### Bedroom Four

13' 03" x 9' 03" (4.04m x 2.82m) Double glazed window to front, radiator, space for bedroom furniture.

### Bedroom Five

9' 01" x 7' 09" (2.77m x 2.36m) Double glazed window to rear, currently used as dressing room, space for wardrobes.

### Family Bathroom

0m x 0m (0' 0" x 0' 0") 8' 11" x 6' 0" (2.72m x 1.83m) Wall mounted mirror, part tiled walls, freestanding bath, low level WC, wall mounted basin, towel rail.

## Outside

### Frontage

Blocked paved driveway leading to double garages with up & over garage doors the garage also has power. A mature front garden with pathway entrance leading to front entrance of the property.

### Rear Garden

A well maintained mature rear garden, remainder laid to lawn with paved foot path leading to raised patio with pergola. The garden is retained by privacy fencing, hedging and mature shrubs, side access leading to driveway.

# Property Details.

