



- Stylish and Contemporary
- Garage
- Ample Off Road Parking
- Three Bedrooms
- Stylish Kitchen
- Two Reception Areas
- Good Garden
- Refurbished

## 1 Lucerne Road, Elmstead, Colchester, Essex. CO7 7YB.

Guide Price £385,000 to £400,000. A beautifully refurbished and upgraded detached bungalow in the popular village of Elmstead, close by to excellent local primary school, village amenities and good A120/A12 access. This stylish home with highlights to include three bedrooms, contemporary bathroom, modern kitchen, dining area, living area, conservatory, integral garage, great garden and ample off road parking. Call for details.





# Property Details.

## All Accommodation on one level

### Porch

Wood effect flooring, radiator and door to lounge.

### Lounge



19' 8" x 9' 6" (5.99m x 2.90m) Window to front, radiator, TV point, open plan to:

### Dining Hall



11' 6" x 8' 3" (3.51m x 2.51m) Wood effect flooring, radiator, French doors to Conservatory, open to hall and kitchen.

### Kitchen



12' 2" x 8' 0" (3.71m x 2.44m) Window to side, glazed door to side, a contemporary range of fitted units and drawers with worktops over, inset sink and drainer, inset hob with filter hood over, fitted oven, fitted fridge/freezer, fitted washing machine, matching eye level units.

### Conservatory



11' 7" x 7' 10" (3.53m x 2.39m) French doors to garden, door to garage.

### Hallway

With doors to.

# Property Details.

## Bedroom



12' 9" x 11' 3" (3.89m x 3.43m) Window to rear, radiator, fitted wardrobe.

## Bedroom



13' 0" x 8' 3" (3.96m x 2.51m) Window to rear, radiator.

## Bedroom

8' 5" x 8' 2" (2.57m x 2.49m) Window to side, radiator.

## Bathroom



Window to side, panel bath with shower and screen over, vanity wash hand basin, heated towel rail, enclosed cistern WC, tiled walls.

## Outside

### Rear Garden



A generous rear garden mainly laid to lawn and enclosed by panel fencing, gated side access, patio area, decking area with pergola over.

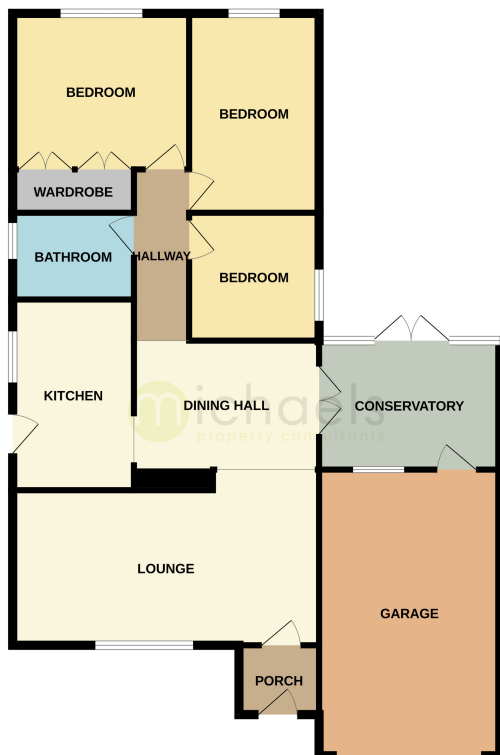
## Garage And Parking

18' 5" x 11' 8" (5.61m x 3.56m) Electric garage door, power and light connected, door to conservatory. A large block paved driveway provides ample off road parking.

# Property Details.

## Floorplans

GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.