



- Detached Family Home
- Gated Driveway And Garage
- Four Bedrooms
- Cloak Room & Utility Room
- Rear Garden
- Close By To Local Schooling
- Easy access to the A120
- Utility & Cloakroom
- Log Burner
- Gas Central Heating & Double Glazing

Granary House, Bromley Road, Elmstead, Colchester, Essex. CO7 7AE.

A charming detached family home with gated driveway and garage. Highlights include four bedrooms, en-suite, family bathroom, cloakroom, utility, integral garage, kitchen/breakfast room, lounge/diner and conservatory. A well maintained west facing garden. Situated in the popular Village of Elmstead just east of Colchester town and within easy reach of Wivenhoe and Alresford train stations, along with countryside walks. Early viewing highly advised to fully appreciate what this property has to offer.



Property Details.

Ground Floor

Entrance Hall

Composite front door, inner door leading to hallway, radiator, understairs storage and stairs to first floor.

Kitchen/ Breakfast Room



25' 01" x 8' 1" (7.65m x 2.46m) Double glazed window to front, tiled floor, radiator, inset spot lights, a fitted oak style kitchen including a range of wall and base units, granite worktop, inset sink with drainer grooves, double oven, gas hob, over head extractor fan, integrated fridge/freezer, dishwasher, wine cooler and microwave, open plan onto the breakfast room.

Lounge/Diner



22' 0" x 15' 09" (6.71m x 4.80m) UPVC French doors to rear and UPVC patio doors to conservatory, two radiators, wall lights and wood burner, open plan living.

Conservatory



9' 09" x 9' 08" (2.97m x 2.95m) Double glazed window to rear and sides, UPVC French doors to side, tiled flooring and radiator.

WC

Tiled floor, vanity unit, WC, radiator and tiled flooring.

Utility

7' 11" x 7' 6" (2.41m x 2.29m) UPVC door to side, range of wall and base units, tiled floor, plumbing for washing machine, stainless steel sink and space for tumble dryer.

First Floor

Landing

Airing cupboard, loft access (the loft includes loft ladder, insulation and boarded).

Bedroom One



12' 5" x 11' 01" (3.78m x 3.38m) Double glazed window to front, radiator, fitted wardrobe, doors to

Property Details.

En Suite

Inset spot lights, ceiling mounted fan, tiled floor, part tiled walls, towel rail, shower cubicle, vanity unit, low level WC and heated towel rail.

Bedroom Two



11' 5" x 10' 4" (3.48m x 3.15m) Double glazed window to rear and radiator.

Bedroom Three



10' 6" x 9' 3" (3.20m x 2.82m) Double glazed window to rear and radiator.

Bedroom Four

9' 01" x 7' 6" (2.77m x 2.29m) Double glazed window to front and radiator.

Shower Room



Double glazed obscure window to side, walk in shower cubicle, towel rail, tiled floor, part tiled walls, low level WC and vanity unit.

Outside

Off Road Parking & Garage

Off road parking for several vehicles via the gated paved driveway, retained by brick wall and mature shrubs. The garage includes, up & over door, integral door from hall way, power and lighting, fully boarded.

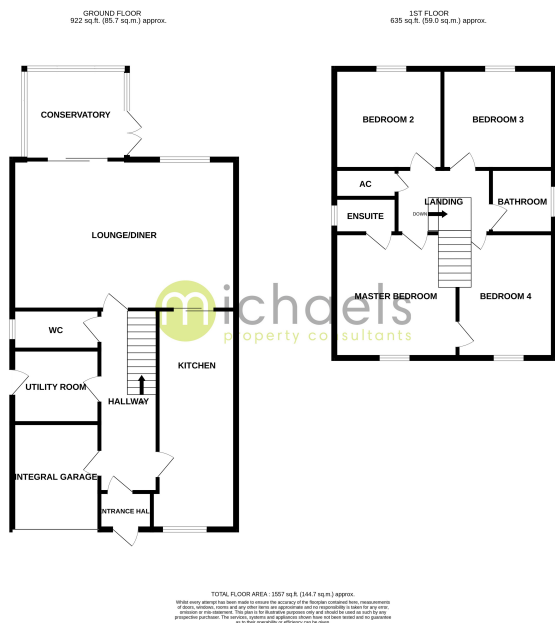
Rear Garden



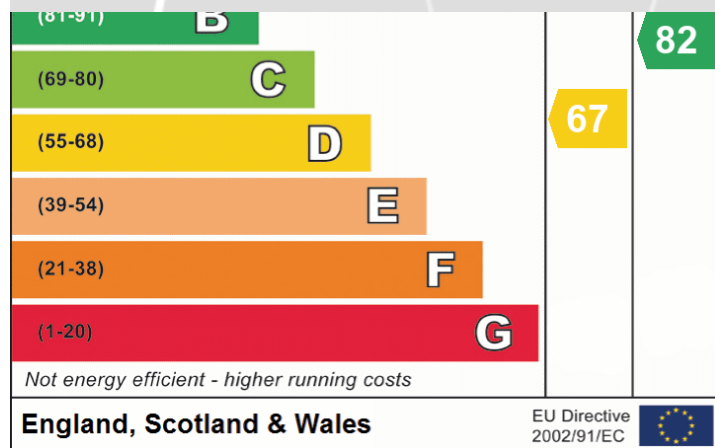
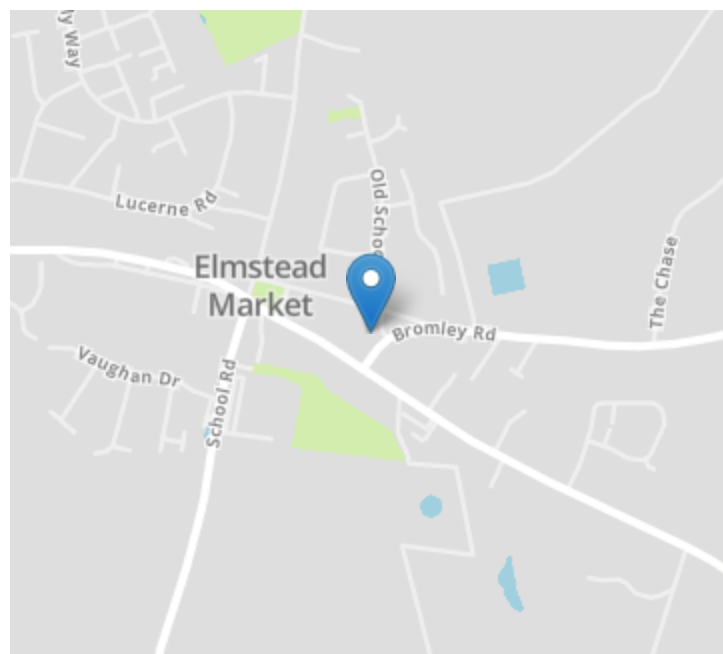
Low maintenance rear garden, laid to patio with stepping stones leading to the lawn, also patio with pergola, retained by flower boards, mature shrubs and fencing.

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.