



- Chain Free Sale
- Chalet Style Bungalow
- Large Plot
- Lots Of Potential
- Village Location
- 24' Living Room
- Three Bedrooms
- Off Road Parking

**Trelau, Chapel Lane, Elmstead, Colchester, Essex. CO7 7AG.**

Offering incredible potential is this older style detached chalet property sitting in a generous plot with large rear garden and space to each side. Nestled in a non estate position in the popular village of Elmstead just east of Colchester this charming property offers highlights to include two first floor rooms with room for expansion, 24' living room, ground floor bedroom, dining room, kitchen, utility room, bathroom, off road parking and of course the generous gardens. Chain free.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor, cupboard and doors leading to.

### Living Room



24' 5" x 12' 0" (7.44m x 3.66m) Windows to front and side, high level window to hallway, door to dining room.

### Dining Room



12' 0" x 10' 5" (3.66m x 3.17m) Windows to front and rear.

### Kitchen



12' 8" x 10' 2" (3.86m x 3.10m) Window to rear, a range of fitted units and drawers, inset sink, fitted oven and hob, space and plumbing for further appliances, door to Utility room.

### Utility Room

10' 0" x 10' 1" (3.05m x 3.07m) Door to garden, door to front, window to side, door to timber framed workshop/shed.

### Bedroom



12' 6" x 12' 0" (3.81m x 3.66m) Window to front, fitted bedroom furniture.

# Property Details.

## Bathroom



Window to side, fitted bathroom suite, seperate shower cubicle.

## First Floor

### Landing

With access to loft space, storage cupboard and doors to

### Bedroom



11' 3" x 7' 3" (3.43m x 2.21m) Window to front, eaves storage cupboards, fitted cupboards.

## Bedroom



9' 8" x 8' 8" (2.95m x 2.64m) Window to rear, eaves storage cupboards.

## Outside

### Rear Garden



A generous rear garden, mainly laid to lawn with various trees, shrubs and plants, gated access to front, garden shed, pond and patio areas.

### Front Garden and Driveway

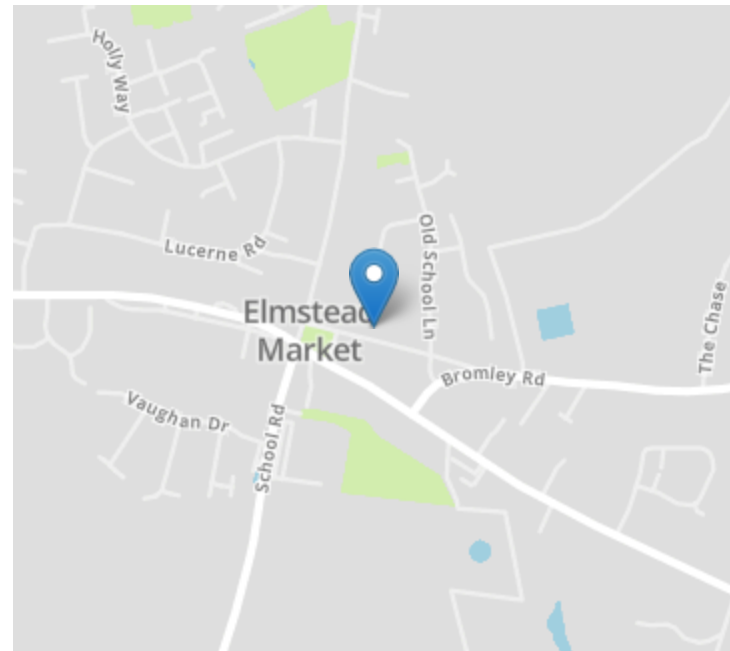
Garden laid to lawn and retained by dwarf walling. Driveway providing off street parking to side.

# Property Details.

## Floorplans



## 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.