



- Large Family Home
- Accommodation Over Three Levels
- Gas Central Heating & Double Glazing
- Bi Folding Doors & Velux Windows
- Kitchen, Snug & Living Room
- Two Reception Room
- Modern Living
- Family Bathroom & En Suites
- Walking Distance To Local Amenities
- Short Distance To Nearby Train Stations

37 Church Road, Elmstead, Colchester, Essex. CO7 7AW.

A stunning and spacious family home offering 3000sqft of accommodation, in this sought after position within the popular village of Elmstead. Highlights include a generous rear extension with bi folding doors, modern fitted kitchen with open plan diner/snug with log burner, a further two reception rooms, six bedrooms and four bathrooms, dressing room to master, the exterior offers an impressive size to both front and rear aspects. All this stones throw away from outstanding schools, bus routes, cricket pitch and field walks, train stations are available in Wivenhoe and Colchester within minutes. Viewing highly advised to fully appreciate all that this detached property has to offer. Guide price £800,000- £840,000



Property Details.

Ground Floor

Entrance Hall

Front door, radiator, inset spotlights, stairs rising to first floor, large storage cupboard and doors to:

Sitting Room



14' 5" x 11' 11" (4.39m x 3.63m) Bay window to front, radiator, TV point, fireplace.

Family Room

12' 10" x 10' 10" (3.91m x 3.30m) Bay window to front, radiator, currently used as home gym.

Cloakroom

Enclosed cistern WC, vanity wash hand basin, heated towel rail, and door to large walk in storage cupboard.

Kitchen



35' 10" x 11' 11" (10.92m x 3.63m) A stunning space windows to rear, three Velux windows, inset lights, vertical, radiator, a luxury modern fitted kitchen with quartz worktops and under counter LED lighting, island with induction hob, twin ovens, steam oven and microwave oven, coffee machine, inset sink, space for American fridge freezer, waste disposal unit, water softener and door to utility room.

Utility Room

9' 2" x 6' 3" (2.79m x 1.91m) A range of fitted units with worktops over, matching eye level units, radiator, space for washing machine, space for tumble dryer, inset sink with drainer and open to boot room.

Boot Room

Boot Room

9' 10" x 7' 4" (3.00m x 2.24m) With door to side, radiator and door to garage.

Snug



10' 8" x 10' 10"

Double glazed window to side, radiator, log burner, media wall with feature fireplace

Dining Room



11' 1" x 24' 1"

Double glazed bi-folding doors to rear over looking the garden, three double glazed Velux windows, double glazed windows to side and radiator.

First Floor Landing

With airing cupboard, stairs rising to second floor and doors leading to.

Property Details.

Master Bedroom



28' 10" x 12' 10" (8.79m x 3.91m) With window to rear, radiator and doors to:

Dressing Room

12' 6" x 8' 2" (3.81m x 2.49m) Window to rear, radiator.

En Suite



Shower, vanity wall hung wash hand basin, enclosed cistern WC, heated towel rail, tiled walls and floor, inset spotlights.

Bedroom Two

16' 4" x 12' 1" (4.98m x 3.68m) Window to front, radiator, inset spotlights and door to.

En-Suite Two

Shower cubical, enclosed cistern WC, vanity wash hand basin, fully tiled and heated towel rail.

Bedroom Three

17' 5" x 10' 5" (5.31m x 3.07m) Window to front, radiator, inset spotlights, door to.

En-Suite Three

Window to rear, shower cubical, enclosed cistern WC, vanity wash hand basin, heated towel rail, fully tiled.

Bedroom Four

12' 7" x 11' 2" (3.84m x 3.40m) Window to front, radiator.

Family bathroom

Double glazed obscure window to side, bath with over head shower, towel rail, low level WC and vanity unit.

Half Landing

Half landing, with doors to.

Bedroom Five

14' 5" x 13' (4.39m x 3.96m) Velux window to rear, radiator.

Bedroom Six

13' x 11' 3" (3.96m x 3.43m) Velux window to rear, radiator.

First Floor

Outside

Driveway

A horse shoe driveway laid with stone and paving creating ample off road parking, gated side access to rear garden and access to garage.

Garage

15' x 10' (4.57m x 3.05m) Rollershut door to front, power and light connected, personal door to boot room.

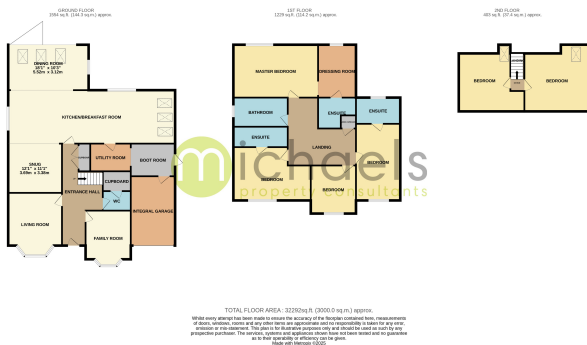
Rear Garden



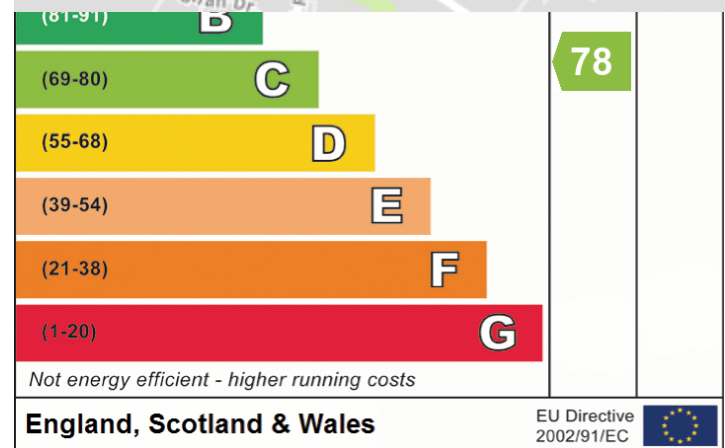
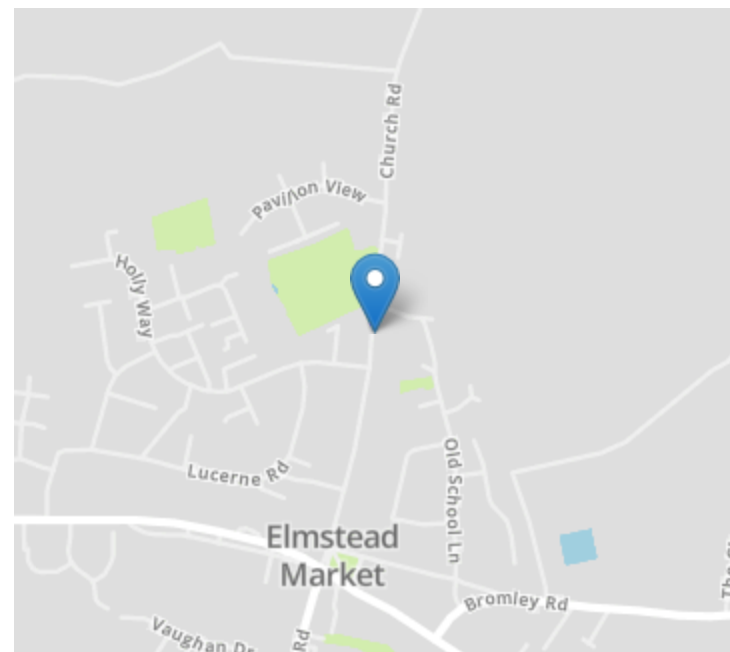
A generous rear garden mainly laid to lawn, decking, stepping stones, shed and summer house retained by fencing.

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.