



- Detached Bungalow
- Garage & Off Road Parking
- EPC Rating B
- Builders Warranty Remaining
- South Facing Beautiful Rear Garden
- Two Gardens
- En Suite & Bathroom
- Ample Built in Storage
- Modern Kitchen With Neff Appliances
- Quiet Location

45 Meadow Close, Elmstead, Colchester, Essex. CO7 7HR.

An exceptional three bedroom detached bungalow finished to an incredible standard and fitted throughout with good quality furnishings including Neff Appliances, fitted shutters and oak internal doors, this wonderful home will be a joy to live in and also cost effective having an EPC rating of B. 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. With generous accommodation to include three bedrooms, en-suite to master, kitchen/diner, living room, family bathroom, off road parking, a generous south facing garden with a further garden currently used as an allotment. Viewing highly advised to fully appreciate what this property has to offer.



Property Details.

Living Accommodation

Entrance Hall

Composite front door, radiator, airing cupboard and storage cupboard, loft access. (The loft is boarded and insulated) wall mounted fuse box.

Living Room



19' 07" x 14' 02" (5.97m x 4.32m) Double glazed windows to side and rear, French doors opening onto the garden, radiator.

Kitchen/Diner



20' 03" x 12' 11" (6.17m x 3.94m) Double glazed windows to front and side, French doors with hillarys shutter and blinds, radiator, inset spot lights, modern fitted kitchen including a range of gloss units, Marble worktops, integrated Neff appliances, including induction hob, cooker hood, double oven, fridge, freezer, dish washer, washing machine and inset double set sink, open plan onto dining area.

Main Bedroom (With En-Suite)



12' 0" x 10' 10" (3.66m x 3.30m) Double glazed windows to side, inset spot lights, two fitted wardrobes, radiator.

En Suite



Double glazed obscure window to side, ceiling lights and fan, low level WC, towel rail, shower enclosure.

Bedroom Two



12' 03" x 9' 05" (3.73m x 2.87m) Double glazed window to side, radiator, fitted wardrobe.

Property Details.

Bedroom Three



11' 04" x 9' 0" (3.45m x 2.74m) Double glazed window to rear, radiator, currently used as a home office but previously used as double bedroom.

Family Bathroom



Double glazed obscure window to front, part tiled walls, inset spot lights, ceiling fan, towel rail, low level WC, wash hand basin, panelled bath with shower and separate large shower enclosure.

Outside

Rear & Side Garden



Two well established gardens, split into two, the main south facing garden is mainly laid to lawn with two newly laid patio areas, outside tap, fencing, side gate to driveway and foot path leading to the 2nd garden with summer house and two sheds, some have power, home grown allotment. outside tap, lighting and sockets. The property is also fully accessible with block paved pathway to all perimeters

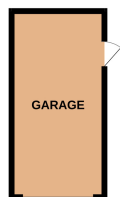
Off Road Parking & Garage

Off Road parking via the driveway, long garage with electric door, with power and light

Property Details.

Floorplans


GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



C07HR
TOTAL FLOOR AREA: 1397 sq.ft. (129.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.

