



- Detached Family Home
- Substantial & Beautiful Gardens
- Off Road Parking
- Five Double Double Bedrooms
- Four Reception Rooms
- Ground Floor Shower & First Floor Bathroom
- Walking Distance of Local Schooling
- South Facing Rear Garden
- Recently & Tastefully Renovated Family Home

The Laurels, Colchester Road, Elmstead, Colchester, Essex. CO7 7DZ.

A charming detached family home which has been renovated throughout. Offering five double bedrooms to the first floor, four reception rooms, kitchen, and shower room to the ground floor along with a family bathroom. The property also sits on a fantastic plot offering a generous and well maintained south facing rear garden. Situated in the popular Village of Elmstead just east of Colchester town and within easy reach of Wivenhoe and Alresford train stations, local schooling, along with countryside walks. Early viewing highly advised to fully appreciate what this property has to offer. Guide price £600,000- £625,000.



Property Details.

Ground Floor

Entrance Hall

Front door, radiator, stairs to first floor.

Lounge



18' 5" x 16' 1" (5.61m x 4.90m) Double glazed window to side, French door to rear, feature log burning stove, two radiators.

Dining Room



16' 1" x 11' 5" (4.90m x 3.48m) Double glazed window to front, radiator.

Family Room

12' 3" x 12' 1" (3.73m x 3.68m) Double glazed window to front and side, cast iron fireplace.

Ground Floor Shower Room

Double glazed obscure window to side, tiled walls, WC, vanity unit, shower and space for washing machine and tumble dryer.

Breakfast Room

12' 3" x 11' 11" (3.73m x 3.63m) Double glazed window to side, radiator, cast iron fireplace, space for fridge/freezer

Kitchen



Double glazed window to side and front, radiator, UPVC door to onto the rear garden, fitted kitchen with tiled splash back range of wall and base units, laminate worktop, inset ceramic sink, double oven, gas hob, cooker hood.

First Floor

Landing

Loft access, inset spot lights, loft access, doors leading to:

Bedroom One



16' 1" x 11' 11" (4.90m x 3.63m) Double glazed window to rear and side, eaves storage, loft access, inset spot lights radiator.

Property Details.

Bedroom Two



12' 3" x 12' 1" (3.73m x 3.68m) Double glazed window to front and side, radiator.

Bedroom Three



16' 08" x 6' 9" (5.08m x 2.06m) Double glazed window to front, loft access, eaves storage, radiator.

Bedroom Four



12' 3" x 10' 1" (3.73m x 3.07m) Double glazed window to rear and side, radiator.

Bedroom Five



12' 3" x 10' 1" (3.73m x 3.07m) Double glazed window to side, radiator, storage cupboard.

Family Bathroom

Double glazed window to side, low level WC, bath with freestanding tap, vanity unit and radiator.

Outside

Rear Garden

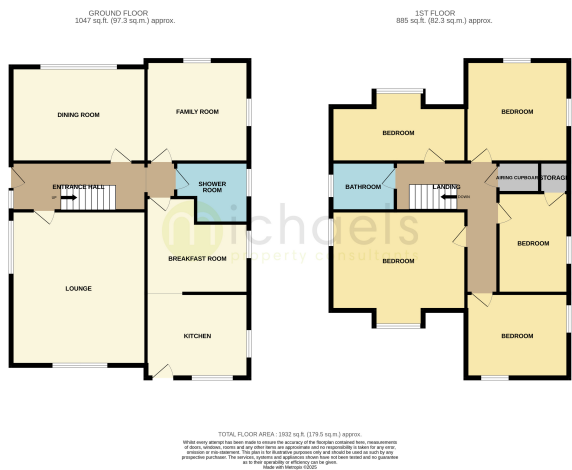
A beautiful south facing mature rear garden, mainly laid to lawn raised planter borders and retained by fencing, shed with power, side access leading to the driveway.

Off Road Parking

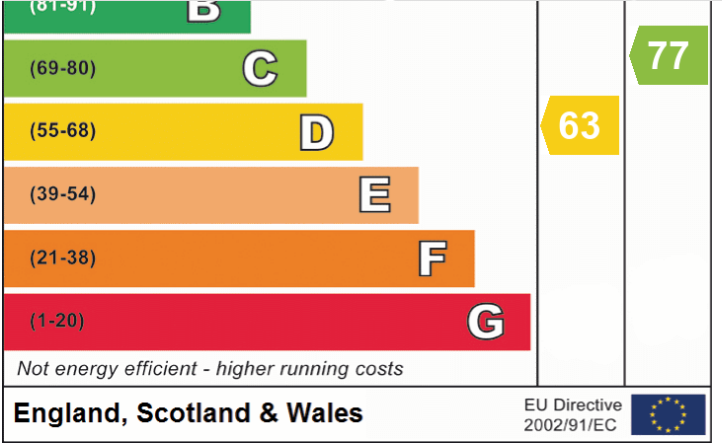
Off road parking for several vehicles positioned to the side of property.

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.