



- Detached Family Home
- Off Road Parking
- Garage
- EPC Rating B
- Sought After Development
- Easy Access To A12 & Local Train Stations
- Kitchen/ Breakfast Room & Dining Room
- Lounge
- Generous South Facing Rear Garden

12 Winterbourne Gardens, Elmstead, Colchester, Essex. CO7 7FG.

A luxurious detached family home offering impressive space throughout. This four bedroom detached home with highlights to include, en-suites, family bathroom, kitchen/dining space open to the rear garden, lounge, ground floor cloakroom, spacious entrance hall, extra length garage and off road parking. Positioned close by to local schooling, commuter links and local amenities. Early viewings highly advised.



Property Details.

Ground Floor

Entrance Hall

13' 2" x 8' 08" (4.01m x 2.64m) Double glazed window to front, composite front door, radiator, understairs storage.

Kitchen/Breakfast Room/ Dining Room



24' 07" x 10' 7" (7.49m x 3.23m) Double glazed window to rear, French doors opening to rear garden, open plan kitchen with breakfast bar, modern fitted gloss base units/draws and wall units, laminate worktop, tiled splash back, space for dining table, the kitchen also includes integrated Neff oven, induction hob, over head extractor, stainless steel sink, fridge/freezer, dish washer, space for washing machine, storage cupboard.

Lounge



16' 11" x 14' 10" (5.16m x 4.52m) Double glazed windows to front radiators, French doors:

Cloakroom

Double glazed obscure window to side, radiator, low level WC, wall mounted basin, tiled splash back.

First Floor

Landing

15' 2" x 3' 4" (4.62m x 1.02m) Double glazed window to side, airing cupboard, loft access (the loft is boarded, insulated, has a light and loft ladder)

Bedroom One



15' 2" x 12' 08" (4.62m x 3.86m) Double glazed window to front, radiator, fitted double wardrobe, door to:

Property Details.

En Suite



Towel radiator, ceiling fan, tiled floor, part tiled walls, low level WC, wall hung basin, shower cubicle.

Bedroom Two



12' 5" x 8' 7" (3.78m x 2.62m) Double glazed window to rear, radiator, fitted double wardrobe.

Bedroom Three



11' 5" x 10' 2" (3.48m x 3.10m) Double glazed window to front, radiator, fitted double wardrobe, bespoke fitted storage over stairs.

Bedroom Four

8' 5" x 7' 4" (2.57m x 2.24m) Double glazed window to rear, radiator.

Family Bathroom



7' 8" x 7' 4" (2.34m x 2.24m) Double glazed obscure window to rear, towel rail, ceiling fan, low level WC, tiled floor, part tiled walls, panelled bath, double head shower with over rain shower, bi folding shower screen.

Outside

Rear Garden



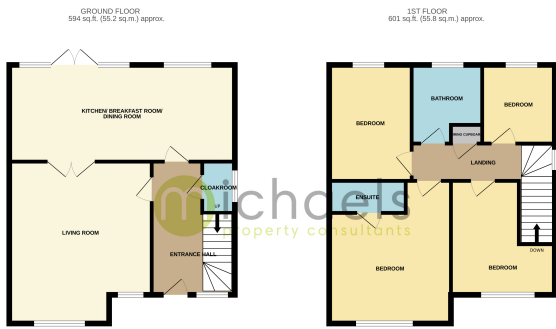
A well maintained south facing rear garden mainly laid to lawn, also including two patio areas, pergola, well stocked garden with mature shrubs and bushes with shingle boarder, side access to garage and driveway, retained by fencing.,

Off Road Parking & Garage

Block paved driveway creating ample off road parking leading to the garage with up & over door, power and light- measuring 23'0 in length.

Property Details.

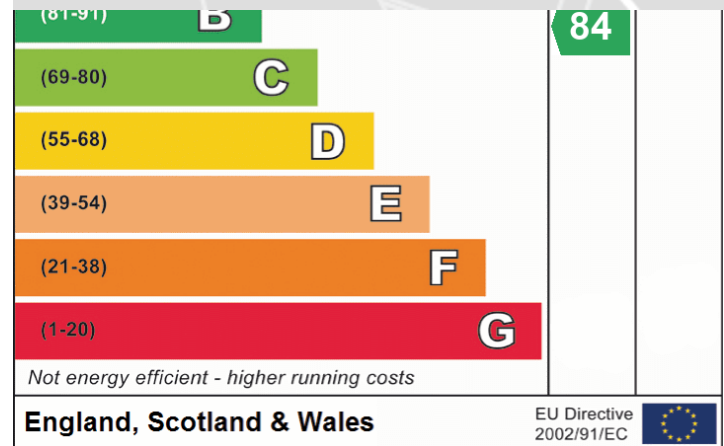
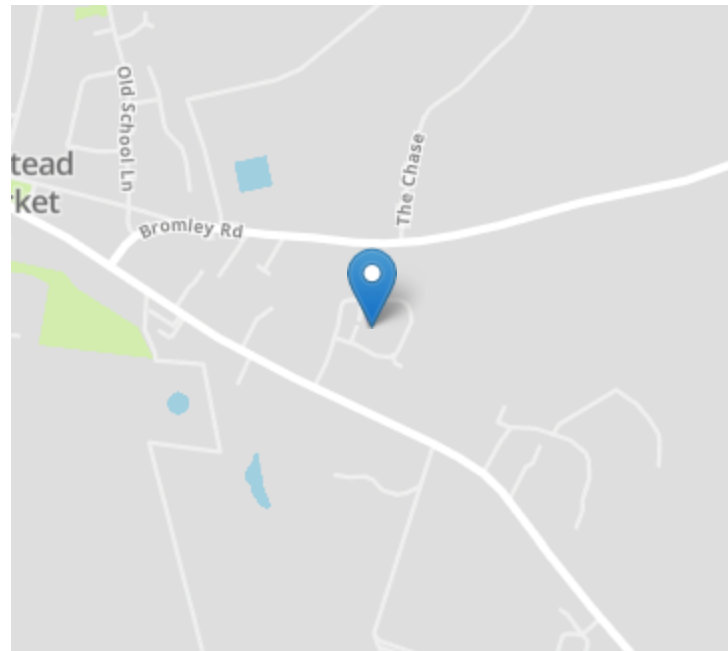
Floorplans



TOTAL FLOOR AREA: 1197 sq ft (110.8 sq m) approx.

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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.