



- Village Location
- Double Garage
- Hills Built Home
- Remainder of Build Warranty
- Contemporary Accommodation
- Four Bedrooms
- Generous Garden
- Sought After Development

## 1 Poplar Close, Elmstead Market, Essex. CO7 7XN.

A stunning and contemporary detached home on this sought after Hills development in the village of Elmstead just East of Colchester City with countryside walks on the doorstep and good access to the A120/A12 whilst train stations are close by via Wivenhoe, Alresford and Colchester Hythe. Beautifully maintained by the current owners and offering accommodation to include, spacious entrance hall, cloakroom, Large living room with log burner, stylish kitchen/diner, utility room, four double first floor bedrooms, en-suite to master and four piece family bathroom. Outside there is a generous garden, double garage and off road parking. Offered chain free.



# Property Details.

## Ground Floor

### Entrance Hall

LVT flooring, radiator, stairs to first floor with cupboard under and doors to:

### Living Room



23' 11" x 14' 1" (7.29m x 4.29m) Sash window to front, French doors to garden, fireplace with fitted log burning stove, two radiators.

### Kitchen/Diner



23' 11" x 15' 4" (7.29m x 4.67m) Twin sash windows to rear, sash window to front, LVT flooring, two radiators, a contemporary range of fitted units and drawers with worktops over, contrasting eye level units, inset sink, inset induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, fitted oven and combi, central island with space for bar stools and storage under, door to utility.

### Utility Room



6' 5" x 5' 6" (1.96m x 1.68m) Half glazed door to rear garden, LVT flooring, fitted unit with worktop over, inset sink space and plumbing for washing machine and tumble dryer.

# Property Details.

## Ground Floor Cloakroom

LVT flooring, enclosed cistern WC, pedestal wash hand basin, radiator.

## First Floor

### Landing

Loft access, airing cupboard and doors to:

### Bedroom



12' 10" x 11' 0" (3.91m x 3.35m) (Plus dressing area) Sash window to rear, radiator, dressing area with twin fitted wardrobes, door to en-suite.

### En-Suite



Obscure sash window to front, shower enclosure, vanity wash hand basin with storage drawers, enclosed cistern WC, heated towel rail, LVT flooring.

### Bedroom

13' 5" x 11' 2" (4.09m x 3.40m) Sash window to rear, radiator.

## Bedroom



12' 6" x 11' 0" (3.81m x 3.35m) Sash window to front, radiator.

## Bedroom

11' 7" x 9' 0" (3.53m x 2.74m) Sash window to rear, radiator.

## Bathroom

Obscure sash window to front, LVT flooring, shower enclosure, panel bath, enclosed cistern WC, heated towel rail.

## Outside

### Rear Garden



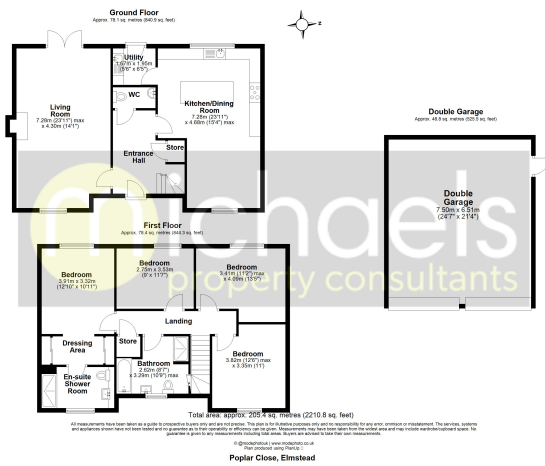
A great sized rear garden all enclosed by panel fencing, patio area, gated rear access, door to double garage.

### Double Garage and Parking

24' 7" x 21' 4" (7.49m x 6.50m) Twin up and over doors to front, personal door to garden, power and light connected.

# 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.