



- Generous Plot
- Potential to Extend (stpp)
- Garage and Ample Parking
- Sought After Position
- Village Location
- Space for Caravan or Motorhome

### 34 Church Road, Elmstead, Colchester, Essex. CO7 7AW.

A rare opportunity to purchase this detached home within Church Road Elmstead sitting in a generous plot backing on to open field and cricket grounds. Offering incredible potential to extend and redevelop or just modernise and live in this home currently gives three first floor bedrooms, family bathroom, ground floor cloakroom, utility room, kitchen, lounge, dining room, drive through garage, generous driveway and large garden. Elmstead offers excellent local schools, shops, bus routes, doctors and easy access back in to Colchester or beyond via local train stations in Wivenhoe and Colchester. Call for further information.





# Property Details.

## Ground Floor

### Entrance Porch

Upvc windows to front and sides, wood effect flooring, open to hall

### Entrance Hall

With stairs to first floor, radiator, doors to kitchen and living room.

### Living Room



14' 6" x 12' 2" (4.42m x 3.71m) Window to front, open to dining room, radiator, TV point, wall lights, picture rail, fireplace.

### Dining Room



19' 7" x 8' 6" (5.97m x 2.59m) With french doors to garden, two windows to rear, two radiators, wood effect flooring, door to kitchen.

## Kitchen/Breakfast Room



12' 1" x 11' 0" (3.68m x 3.35m) Window to front, door to dining room, understairs storage cupboard, archway to utility room, radiator, tiled floor, a range of fitted units with worktops over, matching eye level units, inset sink and drainer, space for range cooker with extractor.

### Utility Room



10' 0" x 8' 9" (3.05m x 2.67m) Window to side, door to garden, two storage cupboards, fitted units with worktops over, inset sink and drainer, door to cloakroom.

### Cloakroom

Window to rear, vanity wash hand basin, radiator, close coupled WC.

## First Floor

### Landing

Split level landing with doors to bedrooms and bathroom, window to rear, radiator.