

**Lancaster Way, Elmstead
CO7 7WW
Guide Price £315,000 to £320,000
Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- VILLAGE LOCATION
- MODERN FAMILY HOME
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING/KITCHEN
- CLOAKROOM & FIRST FLOOR BATHROOM
- FRENCH DOORS TO REAR GARDEN
- HOME STUDIO TO GARDEN
- EASY ACCESS TO COLCHESTER AND VILLAGES
- TWO ALLOCATED PARKING SPACES
- IMMACULATE CONDITION

**** A TRULY IMMACULATE AND WELL PRESENTED TWO DOUBLE BEDROOMED END TERRACE HOUSE IN THIS CONVENIENT VILLAGE LOCATION****

This well planned ultra modern house was constructed to a high specification by Hills building company in approximately 2021. The residence has been kept in exemplary order and benefits from all the needs for the modern younger family.

The light and airy interior is set out over two floors. The ground floor opens into a good sized welcoming hallway with a side window providing light, with stairs to the first floor landing, convenient spacious cloakroom and onwards the fully fitted modern kitchen with quality appliances.

This also opens to a spacious living/dining area.

The first floor is also impressive with a good sized landing, two double bedrooms (principal bedroom with fitted wardrobes) and a well appointed bathroom suite.

Outside it overlooks a green and has an open plan front garden. The rear garden extends to approximately 45ft, is enclosed and has, as a feature, a garden studio, ideal as an office/gym or hobby room.

Two allocated parking spaces completes this home.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed entrance door, recessed lighting, double glazed window to side elevation. Stair flight to first floor landing. LVT flooring, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

25' 4" x 16' 9" (7.72m x 5.10m)

Kitchen Area: Recessed lighting, double glazed window to front elevation. Wall mounted thermostat. Stainless steel single drainer sink unit with mixer tap and cupboards under. Floor standing cupboards, drawers and units with adjacent work tops with contrasting wall mounted units. Concealed extractor fan over Bosch five ring gas hob, inset Bosch electric oven to tall standing unit. Integrated fridge/freezer, integrated washing machine, integrated washer/dryer. Under unit lighting. Dining/Living Area: Two double windows and double glazed French doors to garden. Storage cupboard under stairs. LVT flooring, two radiators.

CLOAKROOM

5' 7" x 3' 7" (1.70m x 1.09m)

Extractor fan, recessed lighting. Low level WC with push button flush and concealed cistern and wash hand basin with mixer tap. Tiled splash backs, LVT flooring.



FIRST FLOOR LANDING

Access to loft space, built in storage cupboard, radiator.

BEDROOM ONE

16' 9" x 9' 5" (5.10m x 2.87m)

Double glazed window to front elevation, built-in wardrobe cupboards with sliding mirror doors, radiator.

BEDROOM TWO

13' 5" x 9' 3" (4.09m x 2.82m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

7' 3" x 5' 7" (2.21m x 1.70m)

Extractor fan, double glazed window to rear elevation, shaver socket. Low level WC with concealed cistern and push button flush, vanity wash hand basin with storage cupboards under and panel bath with mixer tap, shower unit to wall over, shower screen, tiled splash backs. LVT flooring, heated towel radiator.

FRONT GARDEN

Open plan, with coloured stones, chipped bark finished and flower beds. Paved pathway leading to front door and side.

REAR GARDEN

Extending to approximately 45ft, side access. Paved patio area, outside water tap, access to garden studio.

Garden Studio: 12'9 x 6'10: Power and lighting connected and double glazed French access doors.

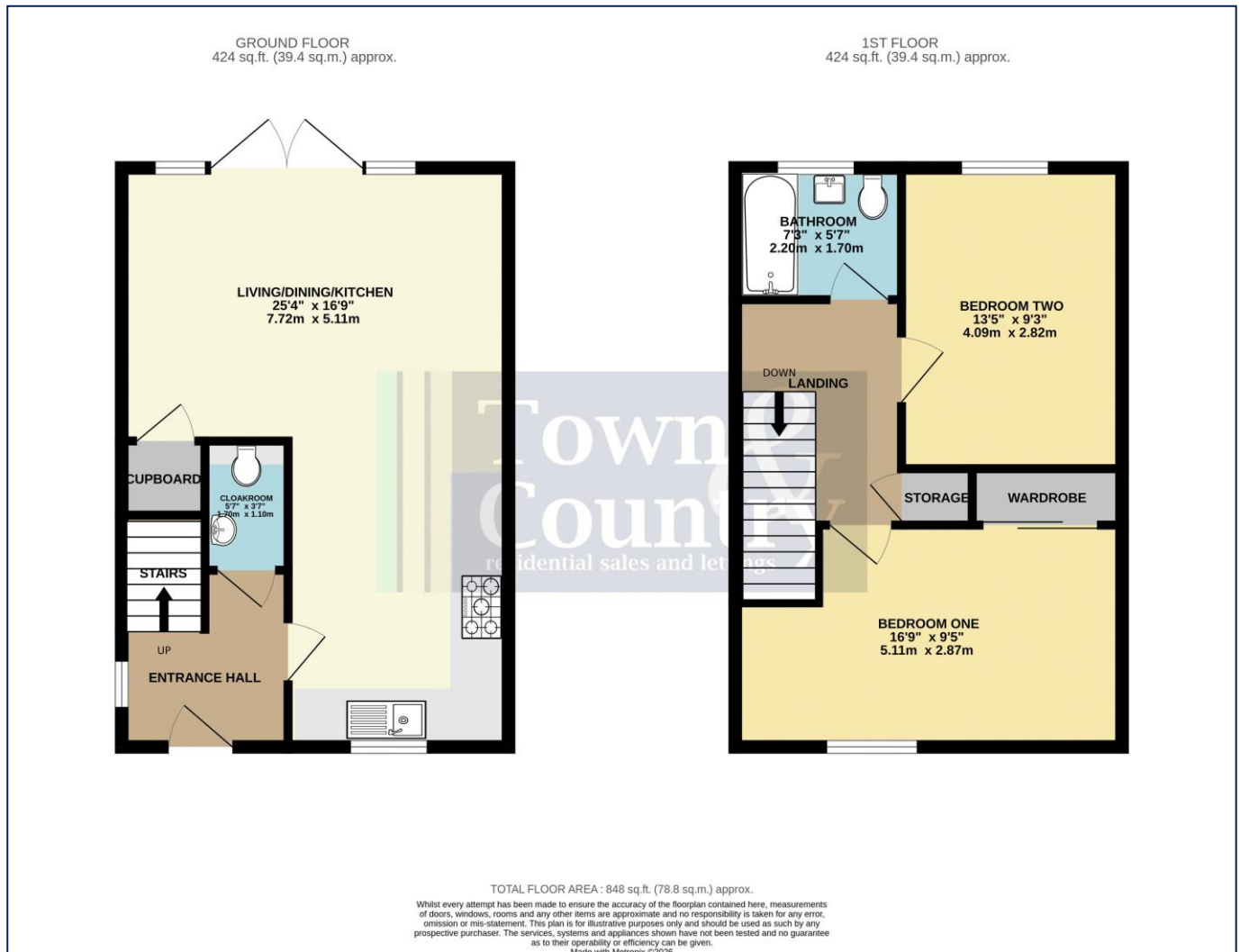
AGENT'S NOTE

There is a development service/maintenance charge: approx. £300 per annum.





Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.