

**Church Road, Elmstead Market
CO7 7AT
£485,000 Freehold**

Town & Country
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- VILLAGE LOCATION
- WELL PRESENTED BAY FRONTED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS (WAS ORIGINALLY THREE)
- RECENTLY FITTED KITCHEN
- WELL APPOINTED LIVING ROOM
- DINING AREA & CONSERVATORY
- RECENTLY FITTED SHOWER ROOM
- OFF STREET PARKING
- GENEROUS PLOT
- BAR/CABIN ROOM TO REAR GARDEN

****A TRULY IMPESSIVE TWO DOUBLE BEDROOM DETACHED BAY FRONTED BUNGALOW SET IN THIS LOVELY NON-ESTATE VILLAGE LOCATION****

This substantial and versatile property has undergone a major refurbishment programme by the current owners including new kitchen, new shower room, room re-modelling, conservatory and tasteful redecoration to name just a few.

The property now has two double bedrooms, although they were originally three. Outside the front garden has a large shingle driveway providing ample off road parking and additional parking via the side access. The rear garden has been landscaped, with the addition of a bar/cabin, for those lazy Sunday afternoons.

Elmstead Market village offers all those day to day facilities, with a small supermarket, shops and restaurant. Colchester City centre is a short drive, along with access to the A120/A133 and onwards to the A12 corridor for the commuter.

An appointment to view should be made at your earliest convenience to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed frosted entrance door. Access to loft space, built-in cloaks cupboard, built-in storage cupboard. Laminate flooring, radiator.

LIVING ROOM

16' 5" x 14' 6" (5.00m x 4.42m)

Double glazed Bay window to front elevation, double glazed window to side elevation. Picture rail, fire surround inset log effect electric fire, two radiators.

KITCHEN

12' 2" x 10' 1" (3.71m x 3.07m)

Recently fitted. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of modern cupboard, drawers and units with adjacent work tops and wall mounted matching cupboards. Integrated dishwasher, integrated washing machine and integrated fridge/freezer. Stainless steel filter hood over halogen four ring hob, inset electric double oven to tall standing unit, tiled splash backs, LVT flooring. Double glazed window to side elevation.

DINING AREA

10' 0" x 10' 0" (3.05m x 3.05m)

Double glazed window to side elevation, double doors to garden and double glazed patio door to conservatory. LVT flooring, radiator.

CONSERVATORY

11' 1" x 10' 7" (3.38m x 3.22m)

Polycarbonate style roof, power. Double glazed windows to side and rear elevations. Double glazed French doors to rear garden.



BEDROOM ONE

16' 3" x 11' 1" (4.95m x 3.38m)

Double glazed window to side elevation, double glazed French doors to rear garden, radiator. (This room was originally two rooms)

BEDROOM TWO

12' 11" x 10' 11" (3.93m x 3.32m)

Double glazed Bay window to front elevation, picture rail, radiator.

SHOWER ROOM

8' 5" x 5' 6" (2.56m x 1.68m)

Recessed lighting, extractor fan. Two double glazed frosted windows to rear elevation. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard under and walk-in shower with shower unit and shower screen. Wood effect tiled flooring, drop light switch, radiator.

FRONT GARDEN

The front garden is open plan with shingled driveway providing off road parking area for several vehicles and further driveway to the side allowing for caravan/motor home storage potential.

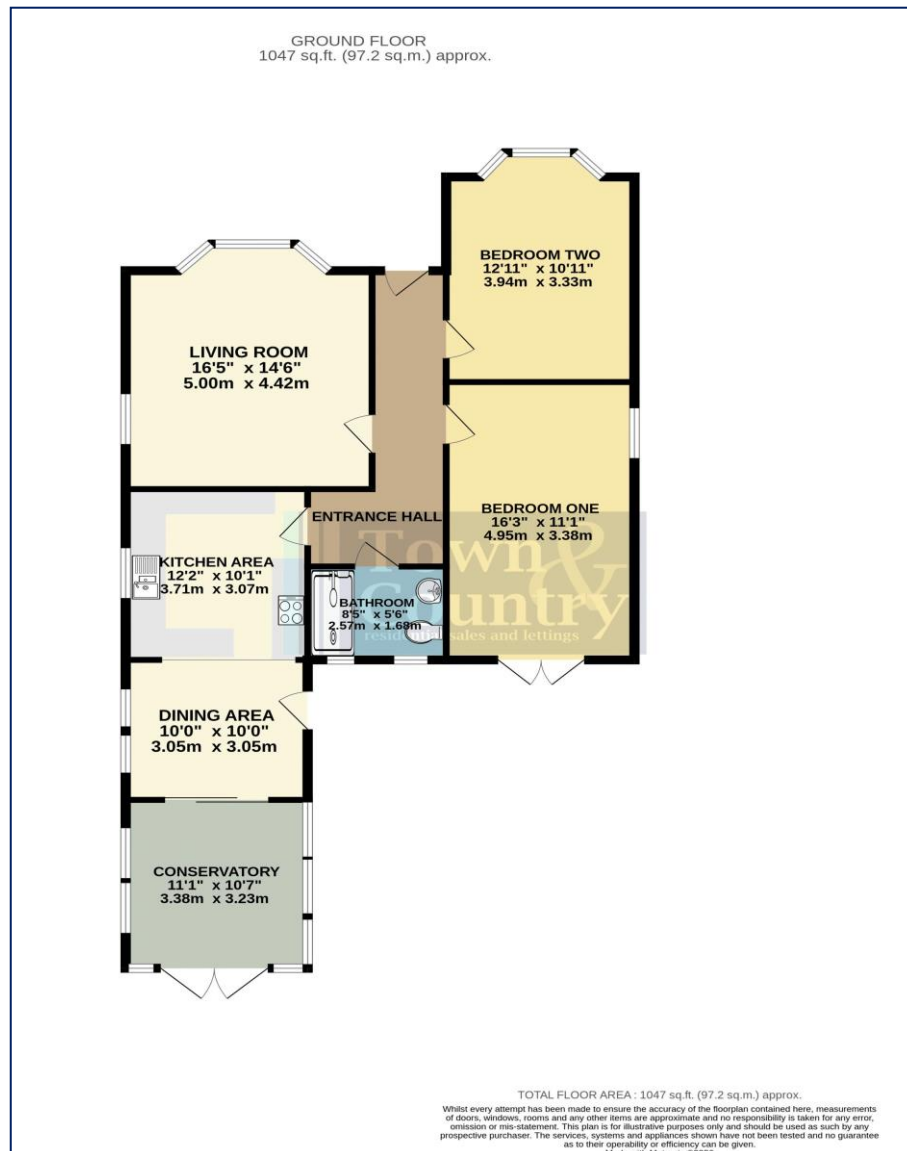
REAR GARDEN

Block paved patio area, raised flower beds, railway sleepers with flower beds, lawned area. Further block paved patio areas for seating. Rear garden area with inset paving slabs, flower beds and power. Timber shed (14'10 x 6'2) with power and lighting, double glazed window to garden and double doors to garden. Bar/cabin (20'10 x 9'7) bar area with wooden bar, power and lighting, access to cabin with double glazed window to side and front and double glazed double doors to garden.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.