

Beresfords Est 1968



Beresfords

Offers in excess of £550,000

Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band F | EPC B | Ref NBC231248

Winterbourne Gardens Elmstead CO7 7FG

This stunning four bedroom detached home offers spacious, modern living over two floors. The high-specification open plan kitchen / family room extends to landscaped gardens with a summer house and garage access. A refined living room also opens to the garden. The main suite boasts a luxury en-suite, with excellent local amenities nearby.

- Four bedrooms
- Detached house
- Modern living over two floors
- High-spec open plan kitchen / family room
- Landscaped gardens with a summer house
- Garage and off-street parking
- Luxury en-suite and family bathroom
- Sought-after location



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

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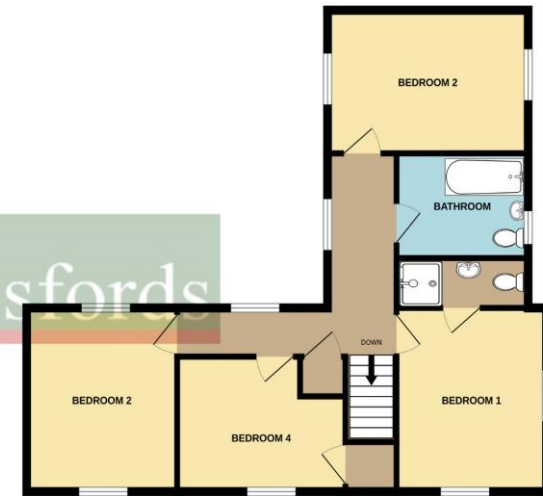
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GROUND FLOOR



1ST FLOOR



Room Dimensions

Ground Floor

Entrance Hall 13'8" x 8'6" (4.17m x 2.6m)

WC 6'6" x 3'7" (1.98m x 1.1m)

Living Room 17' x 13'8" (5.18m x 4.17m)

Kitchen / Family Room 14'7" x 19'5" (4.45m x 5.92m)

Dining Room 13'9" x 11'9" (4.2m x 3.58m)

First Floor

Landing 14'1" x 3'2" (4.3m x 0.97m)

Bedroom One 13'8" x 11'9" (4.17m x 3.58m)

En-suite 9'2" x 2'5" (2.8m x 0.74m)

Bedroom Two 13'8" x 11'5" (4.17m x 3.48m)

Bedroom Three 11'3" x 9'2" x 14'7" (3.43m x 2.8m x 4.45m)

Bedroom Four 10'2" x 10'3" (3.1m x 3.12m)

Bathroom 9'9" x 6'8" (2.97m x 2.03m)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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