Fenn Wright

THE HOME OF PROPERTY



Brooklands, Colchester Road, Elmstead, Colchester CO7 7EG

Guide Price: £450,000 - £475,000 Subject to Contract Freehold

A spacious and well presented extended detached family home situated in this popular village location offering no onward chain and good size living space throughout. Large rear garden with hot tub area and summerhouse, parking for numerous vehicles and solar panels.

- Spacious Detached Family Home
- Well Presented Throughout
- Four Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Study/Playroom
- Garden Room
- Good Size Rear Garden with Hot Tub Area & Changing Room/Summerhouse
- Parking for Numerous Vehicles
- No Onward Chain

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A spacious and extended detached family home offered in good decorative order with no onward chain in this village location to the east of Colchester benefitting from solar panels, ample off road parking and large rear garden with hot tub area and summerhouse.

Double glazed door leads to an entrance hall with stairs to first floor, useful understairs storage cupboard and giving access to ground floor shower room which is fitted with a modern suite with shower cubicle, hand basin and WC with double glazed window to the rear and chrome heated towel rail.

The good size lounge is located to the left of the hallway and has double glazed window to the front, feature fireplace with gas fire (not tested) and double glazed sliding doors which lead to a garden room to the rear with radiator and double glazed French doors leading to the rear garden and patio. There is a useful study or playroom which has double glazed window to the front.

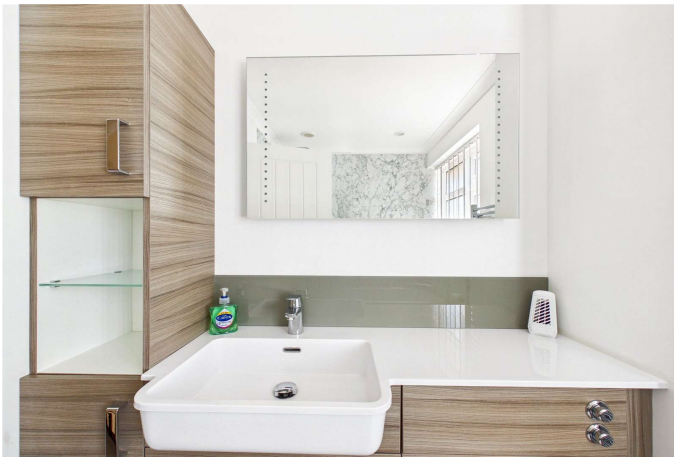
The kitchen/breakfast room is located to the rear of the hallway and offers a range of fitted units with ample work surfaces with cupboards under, cooker space, plumbing for washing machine, sink with mixer taps, wall mounted cabinets, wall mounted gas boiler, double glazed door to the side and double glazed window to the rear.

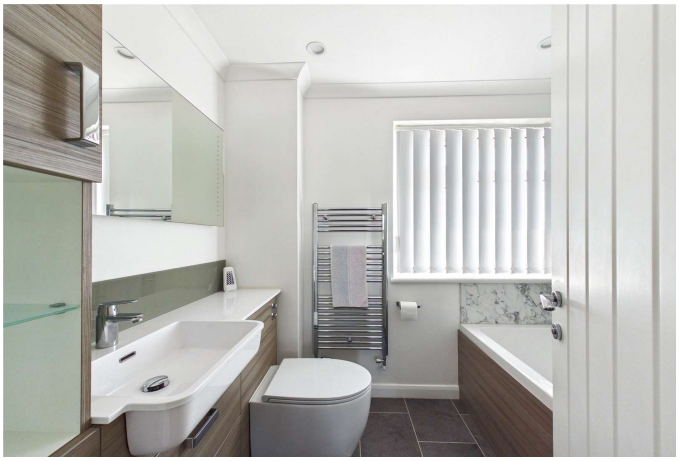
On the first floor the landing has an open balustrade with double glazed window to the rear. Bedroom one is located to the front, has fitted bedroom furniture and further built in double wardrobe with bedrooms two, three and four also having built in double wardrobes.

The bathroom is fitted with a stylish modern suite with vanity sink with cupboards and shelving, WC, panelled bath with mixer taps and shower over, chrome heated towel rail with double glazed window to the front.

Outside

The property enjoys a good size garden to the rear with sunken patio area with various shrubs and bushes, the remainder of the garden being laid to lawn with pathway leading to a decked area with inset hot tub with heat pump, summerhouse and changing room and further garden shed, a personal door leads to the garage with up and over door. To the front of the property there is parking for numerous vehicles.



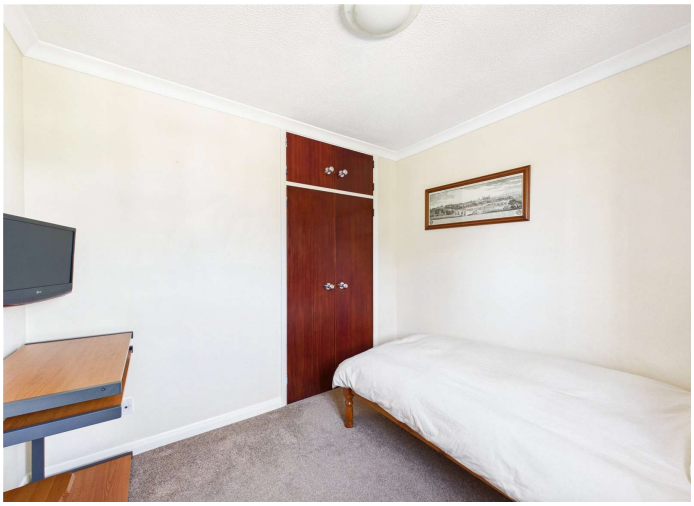




















Location

The property is situated in this pleasant village location to the east of the city a short distance to the University of Essex. Within the village there is a petrol station/convenience store, Budgens Convenience Store, two popular primary schools and the nearby stations at Wivenhoe and Hythe offer services for London's Liverpool Street. The A120 can be accessed London bound for the A12 and M25.

Important information

Council Tax Band - D
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC Rating - C
Ref - COL260660/PC

Directions

Please use postcode CO7 7EG for Satnav.





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Brooklands, Colchester Road
Elmstead
Colchester, CO7 7EG







Approximate total area(1)

1389 ft²

129.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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