

Thorncroft, Clacton Road, Elmstead, Colchester, CO7 7AA



4 bedrooms
2 reception rooms
Bathroom and 2 en-suites

Freehold

Guide Price

£425,000-

£450,000

Subject to contract



Some details

General information

****Guide Price £450,000 to £475,000****

A spacious four bedroom detached house approaching 2,000sq.ft. of accommodation. This converted former warehouse offers excellent living accommodation with two en-suite bedrooms, a 25' kitchen/dining room and an impressive main living room measuring 23'6 x 18'. There is a garage and two off road parking spaces to the rear.

The accommodation briefly comprises a door into spacious entrance hall which has a radiator, stairs to first floor, understairs storage cupboard with space for tumble dryer, fitted units with cupboards and shelving. There are doors leading off to a lounge, study, kitchen/dining room and the cloakroom which has a radiator, low level WC, wash hand basin and extractor fan.

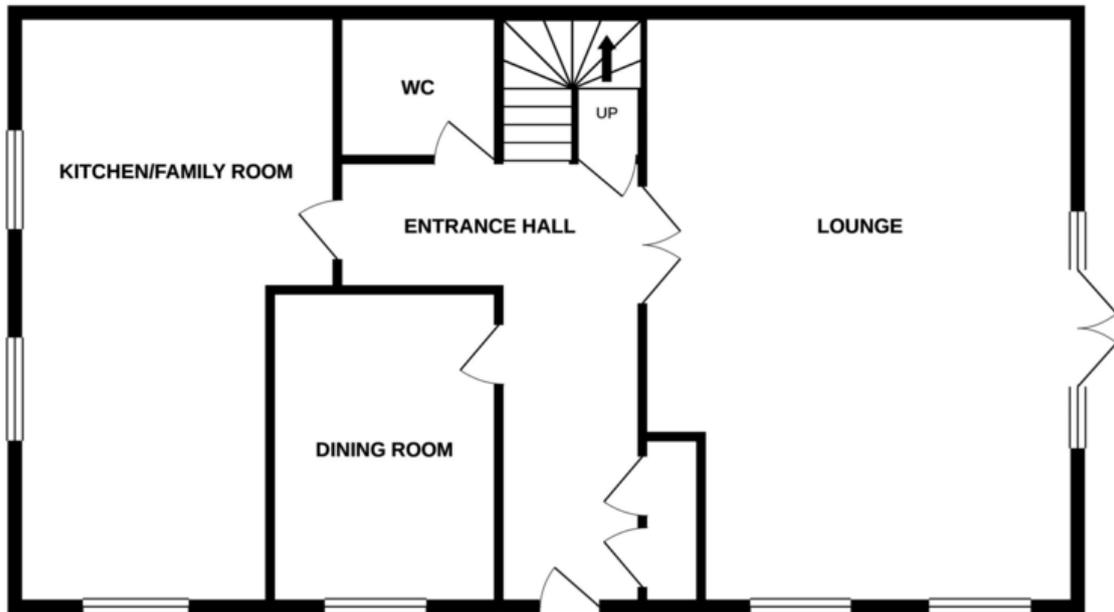
The lounge is an impressive dual aspect room with three radiators and French doors leading on to the rear garden. The study has a radiator and window to the front. The 25' kitchen/dining room is a dual aspect room with a range of work surfaces, cupboards and drawers under, matching eye-level storage units, integrated oven, hob and extractor hood, cupboard housing the boiler (not tested), part-tiled walls and space for washing machine and dishwasher.

The first floor landing has part-vaulted ceiling and skylight window, radiator, access to loft space, built-in airing cupboard and doors leading off to the bedrooms and the bathroom. Bedroom one has a radiator, window to the rear, two fitted wardrobes and a fitted cupboard, access to the en-suite with skylight window, low level WC, tiled shower cubicle, wash hand basin, radiator, inset spotlight and tiled floor. Bedroom two has double glazed windows to the front of the property, fitted wardrobe, two radiators and doors to an en-suite with low level WC, wash hand basin with tiled splashback, tiled shower cubicle, radiator, extractor fan and tiled floor. Bedroom three measures 22'8 to front of wardrobe, dual aspect room with two fitted wardrobes and two radiators. Bedroom four has a radiator and fitted wardrobe. The bathroom has a skylight window, panel bath with shower attachment over, low level WC, wash hand basin, part-tiled walls, radiator and inset spotlights.



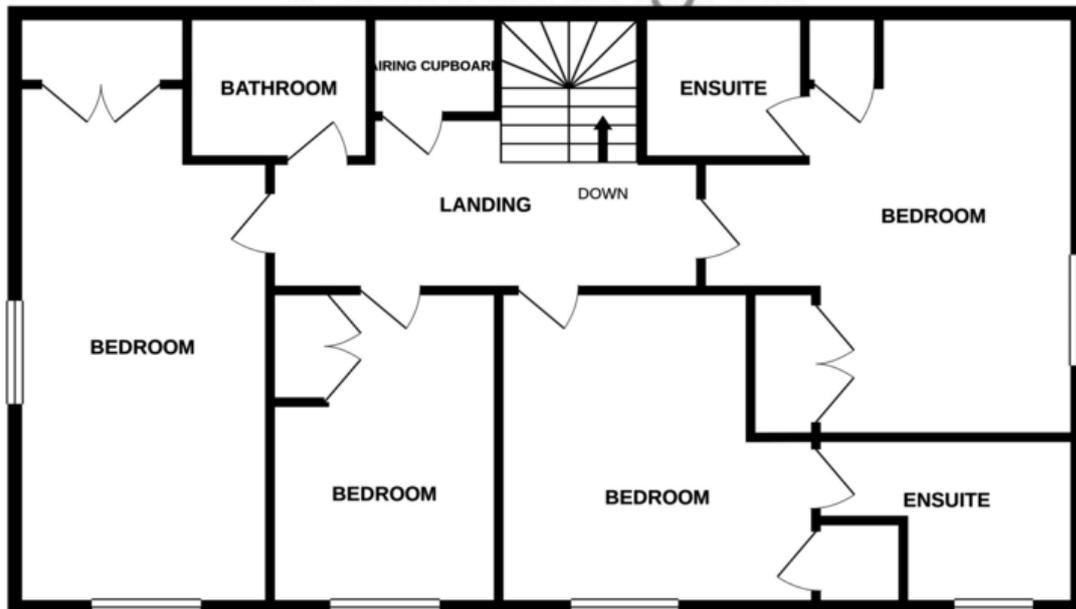
A converted former warehouse offering spacious living accommodation extending to around 2,000 sq.ft. with a garage and 2 off road parking spaces

GROUND FLOOR



1ST FLOOR

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Entrance hall

19' 9" x 5' 6" (6.02m x 1.68m)

Cloakroom

7' x 4' 8" (2.13m x 1.42m)

Lounge

23' 6" x 18' (7.16m x 5.49m)

Study

12' 6" x 9' 4" (3.81m x 2.84m)

Kitchen/dining room

25' 1" x 13' 2" narrowing to 10'
(7.65m x 4.01m)

Landing

18' 5" x 3' 8" (5.61m x 1.12m)

Bedroom one

17' x 15' (5.18m x 4.57m)

Ensuite

6' 8" x 6' (2.03m x 1.83m)

Bedroom two

13' 2" x 13' 3" narrowing to 9' 2"
(4.01m x 4.04m)

Ensuite

7' 6" x 6' 1" (2.29m x 1.85m)

Bedroom three

22' 8" to wardrobe x 10' 4" narrowing to 7' 4"
(6.91m x 3.15m)

Bedroom four

13' 2" x 9' 4" (4.01m x 2.84m)

Bathroom

7' 5" x 7' 1" (2.26m x 2.16m)

Garage

18' 6" x 9' (5.64m x 2.74m)



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Particulars for Thorncroft, Clacton Road, Elmstead, Colchester, CO7 7AA

The outside

To the rear of the property there is a beautiful garden which commences with a paved patio area with formal shingled area beyond. The garden is well stocked with flowers, plants and is partially walled. From the garden there is a personal door to the garage 18'6 x 9' with power and light connected and up/over door to the front. There is also a pedestrian gate leading out to a parking area where we understand there is two parking spaces side by side, one of which is front of a garage.

Where?

The property is situated quite centrally within the village of Elmstead Market within walking distance of most of the village facilities including Budgens, local Spa shop, Spice restaurant, fish and chip shop whilst the primary school is within comfortable reach. Straight forward access is provided to Colchester and the University of Essex via the A133 carriageway.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - JBG

Agents note

We understand that the property benefits from a right of way across the driveway leading down the side of the property to gain access to the parking and garage.

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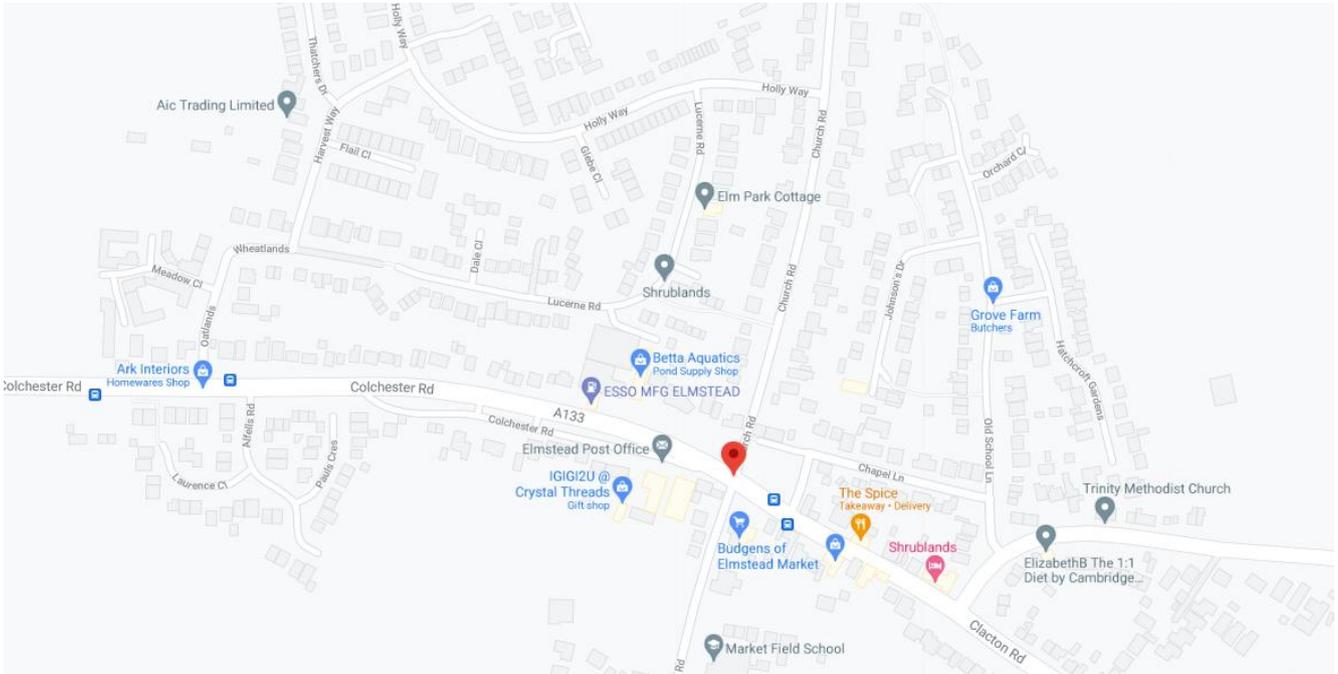
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.



Directions

Proceed out from Colchester and on the A133 Clingoe Hill. On entering the village of Elmstead Market continue along where the property will be seen further along on the right hand side just passed the Budgens local store.

To find out more or book a viewing

01206 763 388

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