





Matapos
Colchester Road
Elmstead Market
CO7 7EG

Having undergone an extensive programme of modernisation and extension over recent years Matapos now offers a wonderful family home, of the highest quality, with flexible accommodation arranged over two floors.

This substantial home occupies a mature plot approaching a fifth of an acre, of particular merit is the impressive kitchen very much the focal point of the home, with its high quality units and bi-fold doors leading out onto the rear garden, providing a wonderful dining and entertaining space.

- Five bedrooms
- Two en-suite facilities
- Family bathroom
- Two substantial reception rooms
- Spacious kitchen
- Reception hall & galleried landing
- Garage
- Ample off road parking
- Mature plot approaching a fifth of an acre

An entrance door leads through to the spacious reception hall with impressive stair flight leading to the first floor and personal door to the garage, there is a cloakroom with a low level W.C and wash basin.

The substantial sitting room has dual aspect windows and double doors giving access into the kitchen. There is a rear facing gym/entertainment room with skylight windows and sliding patio doors leading out to the rear garden.

The kitchen is fitted in a range of high quality units having worksurfaces with a good array of cupboards, drawers and space under, inset one and a half bowl sink, instant hot water tap, built in double oven and microwave, integrated tumble dryer, washing machine and dishwasher, peninsular unit with five ring gas hob with cooker hood over, oven under, adjacent breakfast bar, additional washing sink, tall storage cupboard, pull out larder unit and bi-fold doors to the rear garden.

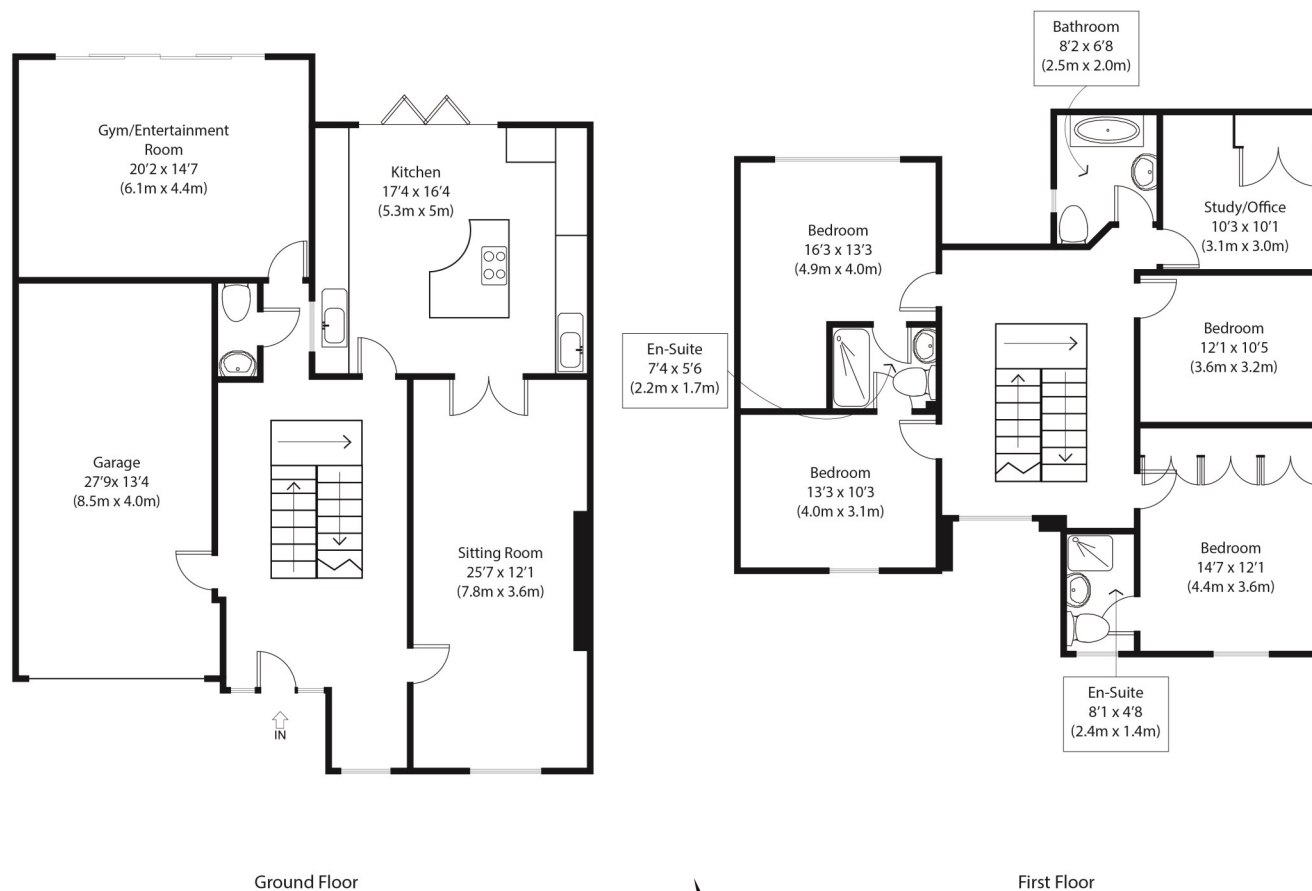
On the first floor is a galleried landing with roof light and the front facing master bedroom has an en-suite shower room with tiled shower cubicle, wash basin and low level W.C. Bedrooms two and three have access to the Jack and Jill en-suite shower room with tiled shower cubicle, low level W.C and wash basin.

There are two additional bedrooms one of which houses the shelved airing cupboard with insulated copper cylinder and there is a family bathroom with free standing bath, low level W.C and wash basin.









Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



Outside

Matapos is set back from the road with a substantial gravel driveway providing off road parking for a number of vehicles. There is a garage with remote controlled roller door.

To the rear of the property is an attractive garden which is enclosed by timber fencing with large paved and decked patio areas, ornamental fish pond, pergola and side access via gate to the front.

Location

Elmstead Market is approximately 4 miles to the east of Colchester off the A133 which leads to the coast and links to the A120 and onto the A12. Local facilities include a Budgens, petrol station, restaurants and small local businesses. There is a primary school, pool club, cricket club and the Beth Chatto Gardens are on the edge of the village.

Wivenhoe offers excellent amenities including the University of Essex as well as the station with access to Colchester and onto London Liverpool Street station.

Colchester is easily accessible with its further range of shopping and recreational amenities, Castle Park and Mercury theatre.

Directions

Proceed to the east of Colchester along the A133, into the village of Elmstead Market where Matapos will be located after a short distance on the left hand side.

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

Our ref - GMB



