

Churchwood
Stanley



34 Hatchcroft Gardens, Elmstead

Colchester, CO7

£415,000

34 Hatchcroft Gardens

Elmstead, Colchester

A modern three bed detached property on the periphery of Elmstead Market village with various ground floor alterations and additions, excellent parking facility and countryside views to the rear.

Council Tax band: D

Tenure: Freehold

KEY FEATURES

- A three bedroom detached house with far reaching countryside views to the rear
- Superb off street parking facility
- Open plan kitchen to dining area plus a utility room
- Impressive 'orangery' styled conservatory
- Fully double glazed
- Gas central heating





Entrance hall

15' 1" x 2' 11" (4.59m x 0.89m)

Approached through a glazed composite entrance door with mosaic decorative tiled flooring. You will find the kitchen / diner on your left-hand side, the living room to your right, and carpeted stairs lead up to the first floor.

Living room

15' 1" x 11' 6" (4.59m x 3.5m)

A light filled reception room illuminated via a large window to the front elevation whilst also being open plan to the large conservatory with roof lantern at the rear. Living room is fitted with carpet.

Conservatory

8' 10" x 13' 6" (2.68m x 4.12m)

A superb addition at the rear of the house this 'Orangery' styled brick built conservatory has tall windows to three elevations, tiled flooring and a large roof lantern above. French doors lead into the rear garden.

Kitchen

15' 0" x 8' 10" (4.58m x 2.7m)

The kitchen is fitted with a generous range of cream fronted soft closing base units that include cupboards and drawers any a wooden work surface, tiled splashback with matching wall mounted cabinets above. The kitchen is a dual aspect room with windows to both the front and rear elevations and it is also open plan to the dining area. Integral appliances include a dishwasher, an integral fridge, and I level double wash electric oven, a 4 ring gas hob beneath an extractor fan and the stainless steel sink with mixer tap lying in front of the window to the rear elevation. Flooring is tiled. The personal door at the rear kitchen leads into the external lobby.



First bedroom

14' 12" x 9' 1" (4.57m x 2.78m)

The first bedroom dual aspect room with large window to the front elevation and further window to the rear offering a far-reaching and pleasant outlook over surrounding countryside. This bedroom is carpeted and has a range of built-in wardrobe furniture.

Second bedroom

7' 11" x 8' 12" (2.42m x 2.74m)

A carpeted bedroom with window to the front elevation.

Third bedroom

6' 9" x 8' 12" (2.06m x 2.74m)

Another carpeted bedroom with a window to the rear framing a lovely view over countryside at the rear of the property.



External lobby

This lobby of UPVC construction with windows to free elevations serves as a useful break between inside and outside linking the kitchen to the utility room and also to the ground floor cloakroom.

Utility room

6' 10" x 7' 3" (2.09m x 2.2m)

The utility room has base level, tall and wall mounted cabinets with a work surface and sink with mixer tap. There is planning for a washing machine, LED lighting and space for a tall standing fridge/freezer.

Cloakroom

With tiled flooring, half tiled walls, WC and opaque glazed window to the rear elevation.

Landing

A carpeted landing having an over the stairs airing cupboard and further slim full height storage cupboards. Access to the loft is provided via a hatch.

Family bathroom

5' 1" x 6' 11" (1.56m x 2.11m)

A fully (travertine) tiled family bathroom comprised of heated towel rail, WC, vanity sink, paneled bath with folding shower screen and thermostatic shower tap above, extractor fan and window to the front elevation.



FRONT GARDEN

The plot at the front of the property is laid to an expansive block paved driveway that offers parking for up to five vehicles. There are up raised single laid shrub borders and a gated access leads through to the rear garden.

REAR GARDEN

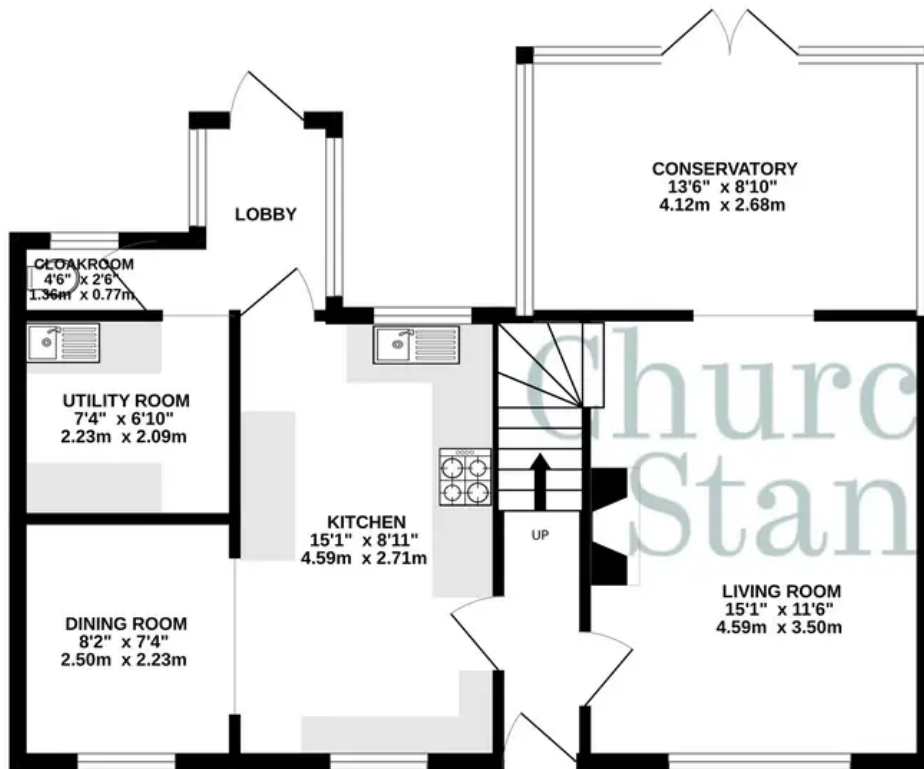
The rear garden begins with a paved patio area with block retainer and this leads to further raised patio area designed for seating and located to capture the sunshine. Artificial grass is cited in the middle of the garden and there are various timber retained raised beds with slate chippings. There is generous space at the side of the property leading to secure gate which itself led back at the front garden and you also find a useful metal storage shed.

OFF ROAD

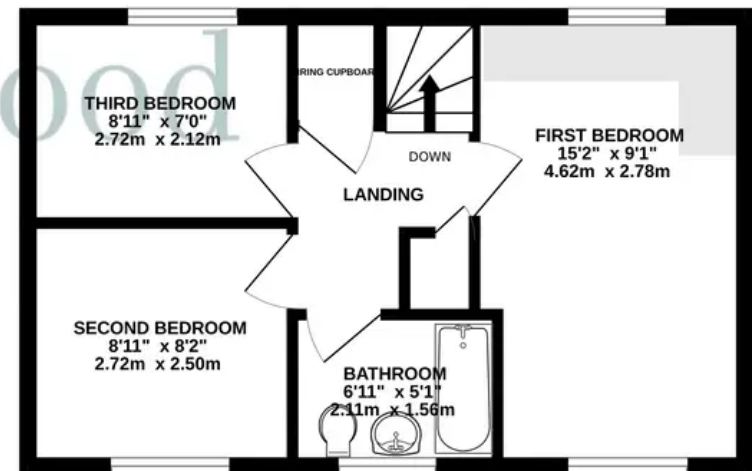
5 Parking Spaces



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



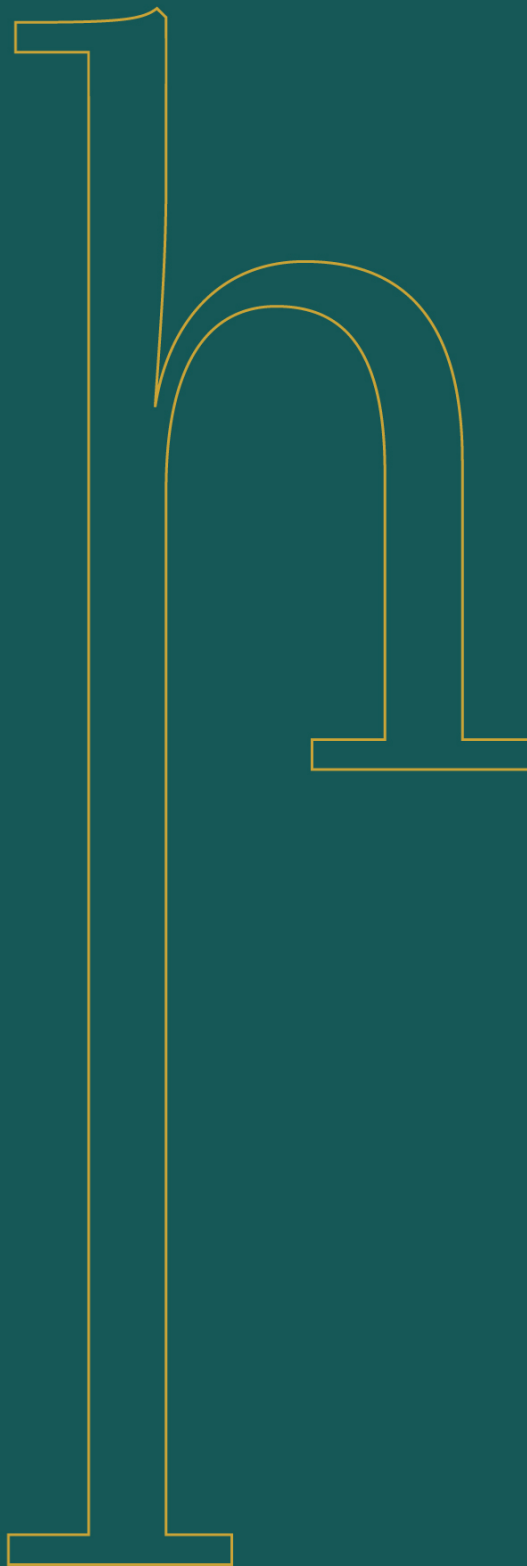
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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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