

oakheart



£375,000

Guide Price

Market Close, Elmstead

Guide Price: £375,000 - £400,000 A well-presented and spacious three-bedroom detached family home, ideally located on the sought-after Market Close in Elmstead Market. The property offers generous living accommodation throughout and is perfectly positioned within easy reach of Wivenhoe, Great Bentley, mainline stations, and an excellent range of local amenities and schools. The property benefits from being offered with no onward chain.

Upon entry, you are welcomed by a bright hallway with a convenient

ground floor WC. The heart of the home is the open-plan kitchen/dining area, which provides an abundance of worktop and cupboard space along with a breakfast bar — ideal for family living and entertaining. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a separate, spacious living room, offering a comfortable setting for relaxation.

The first floor comprises a light and airy landing with a storage cupboard, a principal bedroom with a modern en-suite shower room, a

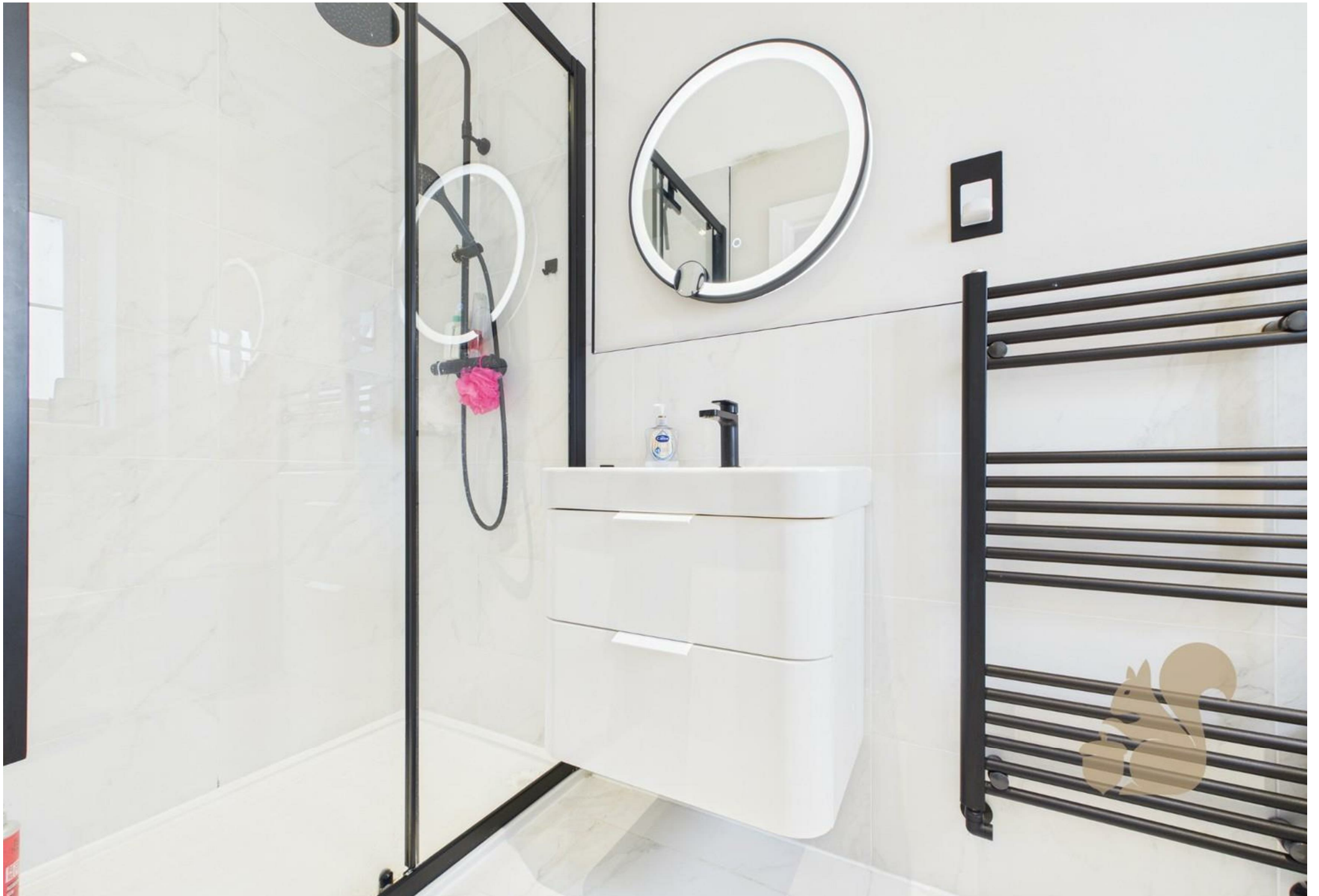
further double bedroom, and a third well-proportioned bedroom. A contemporary family bathroom completes the accommodation.

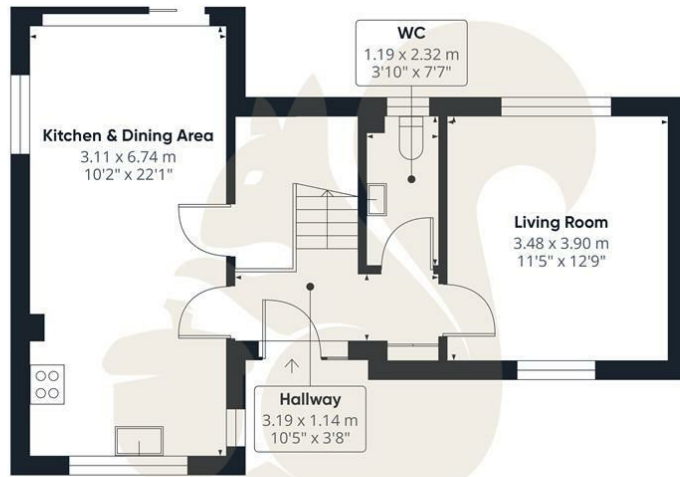
Externally, the property boasts a beautifully landscaped rear garden featuring an extended porcelain tiled patio area, a neat lawn, and two sheds/outbuildings, one of which has been recently built. There is convenient side access, while to the front of the home, a stoned driveway provides ample off-road parking for multiple vehicles.



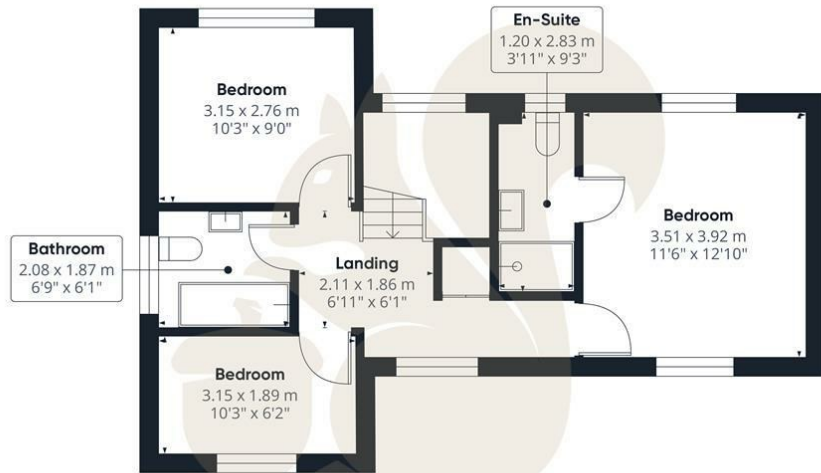








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
90.8 m<sup>2</sup>  
979 ft<sup>2</sup>

(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.

GIRAFFE360

Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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