



# Charles Wright PROPERTIES

Selling Properties the Wright Way



## 1 Grange Farm Close

Elmstead, Colchester, CO7 7FF

**Guide price £625,000**



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## Description

A stunning detached house, beautifully presented with free flowing ground floor accommodation, with views outcross Tenpenny Brook Valley. The property was built approximately seven years ago by a well known local developer with much thought given to the design and layout of the property to make a superb family home. The property has excellent accommodation with three reception rooms, a large kitchen and utility room, complemented by four double bedrooms and two bathrooms upstairs. The rear garden has been hard landscaped and the house benefits from a double garage.

## Location

The property is situated on the outskirts of this popular village to the east of Colchester, with a number of facilities including a Budgens convenience store, take away, petrol station and it's own primary school to name but a few. Further facilities are within easy reach at nearby historic Roman town of Colchester. For the commuter, Colchester has also on the main line, Norwich to London's Liverpool Street where the journey is scheduled for about 45 minutes. There are a number of activities locally with sailing clubs at Wivenhoe and Brightlingsea and Golf clubs at Colchester and Clacton and some stunning walks along the Stour in Constable Country.

## Reception Hall

9'10 x 9'9 (3.00m x 2.97m)

Stair flight to first floor with understairs cupboard and radiator.

## Cloakroom

5'1 x 2'10 (1.55m x 0.86m)

Sealed unit double glazed window, low level wc, vanity unit with sink unit and drawer under. Radiator.

## Sitting Room

23'6 x 12'7 (7.16m x 3.84m)

Sealed unit double glazed window to front with fitted shutters, French double glazed doors to rear garden. Fireplace with log burning stove with wood surround and radiator. Double oak glazed doors to

## Open plan kitchen/breakfast room

21 x 10'1 (6.40m x 3.07m)

Matt white units incorporating Neff induction hob, with drawers under adjacent worktops with cupboards under, Wall cupboard with double oven and integrated fridge and freezer. Island unit with stainless steel sink unit and drainer, integrated dishwasher. Breakfast bar, tiled floor and radiator. Room opening onto

## Family Room

16'9 x 9'8 (5.11m x 2.95m)

Sealed unit double glazed window to rear and French doors to rear and door to side. Radiator.

## Study

9'4 x 6'9 (2.84m x 2.06m)

Sealed unit double glazed window to front with fitted shutters and radiator.

## Utility Room

10'9 x 9'6 (3.28m x 2.90m)

Glazed door to side, fitted worktop with stainless steel sink unit and drainer, cupboard under, plumbing for washing machine. Oil fired boiler, radiator.

## Galleried Landing

Access to loft, built in airing cupboard and radiator.

## Bedroom One

13'8 x 13'6 (4.17m x 4.11m)

Sealed unit double glazed window to rear, fitted wardrobes to one wall, fitted shutters and radiator.

## Ensuite Shower Room

7'3 x 6'3 (2.21m x 1.91m)

Sealed unit double glazed window to rear, fully tiled shower cubicle with shower rose and separate attachment. Low level wc, sink unit with drawer under, tiled floor and chrome heated towel rail.

## Bedroom Two

13'3 x 9'4 (4.04m x 2.84m)

Sealed unit double glazed window to rear, fitted shutters and radiator.

## Bedroom Three

12'8 x 10 (3.86m x 3.05m)

Sealed unit double glazed window to front with fitted shutters and radiator.

## Bedroom Four

11'7 x 9'7 (3.53m x 2.92m)

Sealed unit double glazed window to front with fitted shutters and radiator.

## Bathroom

9'1 x 5'4 (2.77m x 1.63m)

Sealed unit double glazed window to front, panelled bath and shower attachment, low level wc, sink unit and drawer under, tile floor and partly tiled walls and chrome heated towel rail.

## Outside and Gardens

The property is approached by a tar and shingle driveway leading up to parking in front of the double garage 23'2 x 20 with twin up and over doors, power and light and personal door to side. The rear of the garage has been fitted with a row of units with cupboards and drawers. Front lawned garden with box hedge and flower and shrub beds. Side access to the rear garden with a large patio to the rear of the house with two separate seating areas, leading onto lawned gardens enclosed by young hedging and panelled fencing. There is a further hard landscaped feature with raised flower beds.

## Services

We understand mains electric and water are connected to the property. There is a private Klärgester Bio Disc to the property.

Oil fired central heating.

Tenure: Freehold

EPC: Band B

Council Tax: Band F

Local Authority: Tendring District Council.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 1 Grange Farm Close, Elmstead, Colchester, CO7 7FF

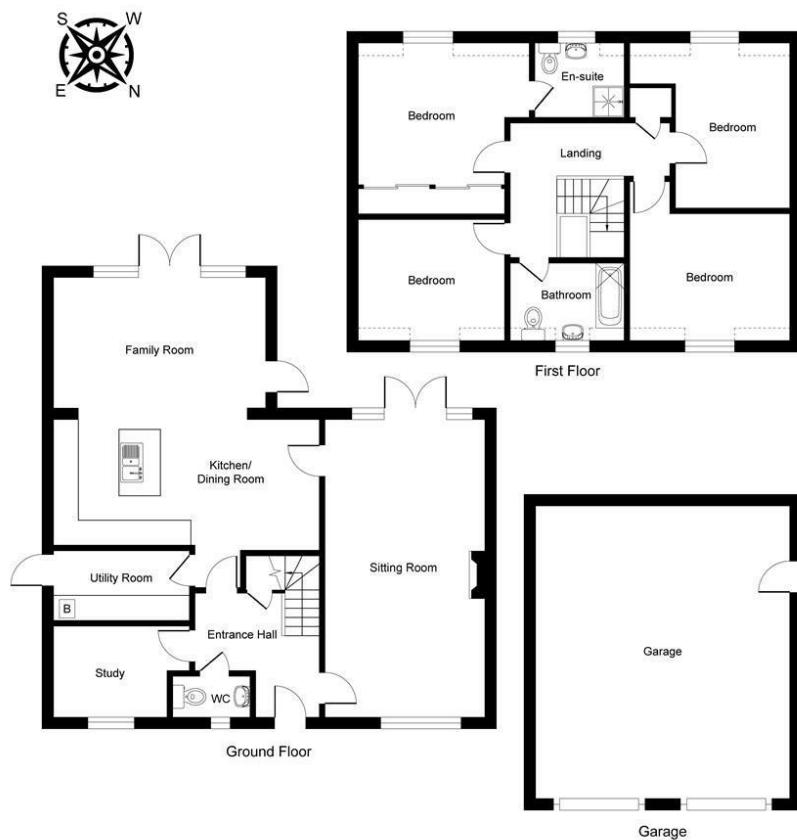


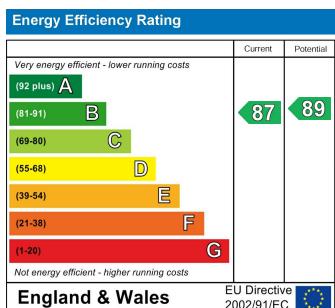
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## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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