

oakheart



£300,000

Offers In Excess Of
Hatchcroft Gardens, Elmstead, Colchester

OFFERED WITH NO ONWARD CHAIN

This superbly refurbished three bedroom family home is tucked away within a popular cul de sac in the highly regarded village of Elmstead Market. Finished to a modern standard throughout and benefiting from a recently installed boiler, the property offers a fantastic combination of stylish interiors, practical living space, private parking and a garage, making it an ideal home for first time buyers, young families and downsizers alike.

The ground floor opens into a bright and welcoming living room, providing a comfortable space to relax and unwind. To the rear, the impressive kitchen and dining room creates the real heart of the home. Beautifully updated with modern cabinetry,

generous worktop space and excellent storage, it provides a sociable environment perfectly suited to family meals and entertaining, with direct access towards the garden.

Upstairs, the property offers three well proportioned bedrooms. The generous principal bedroom provides a comfortable retreat, while the second bedroom is also a good sized double. The versatile third bedroom would make an excellent nursery, home office, dressing room or guest bedroom. A contemporary family bathroom completes the first floor.

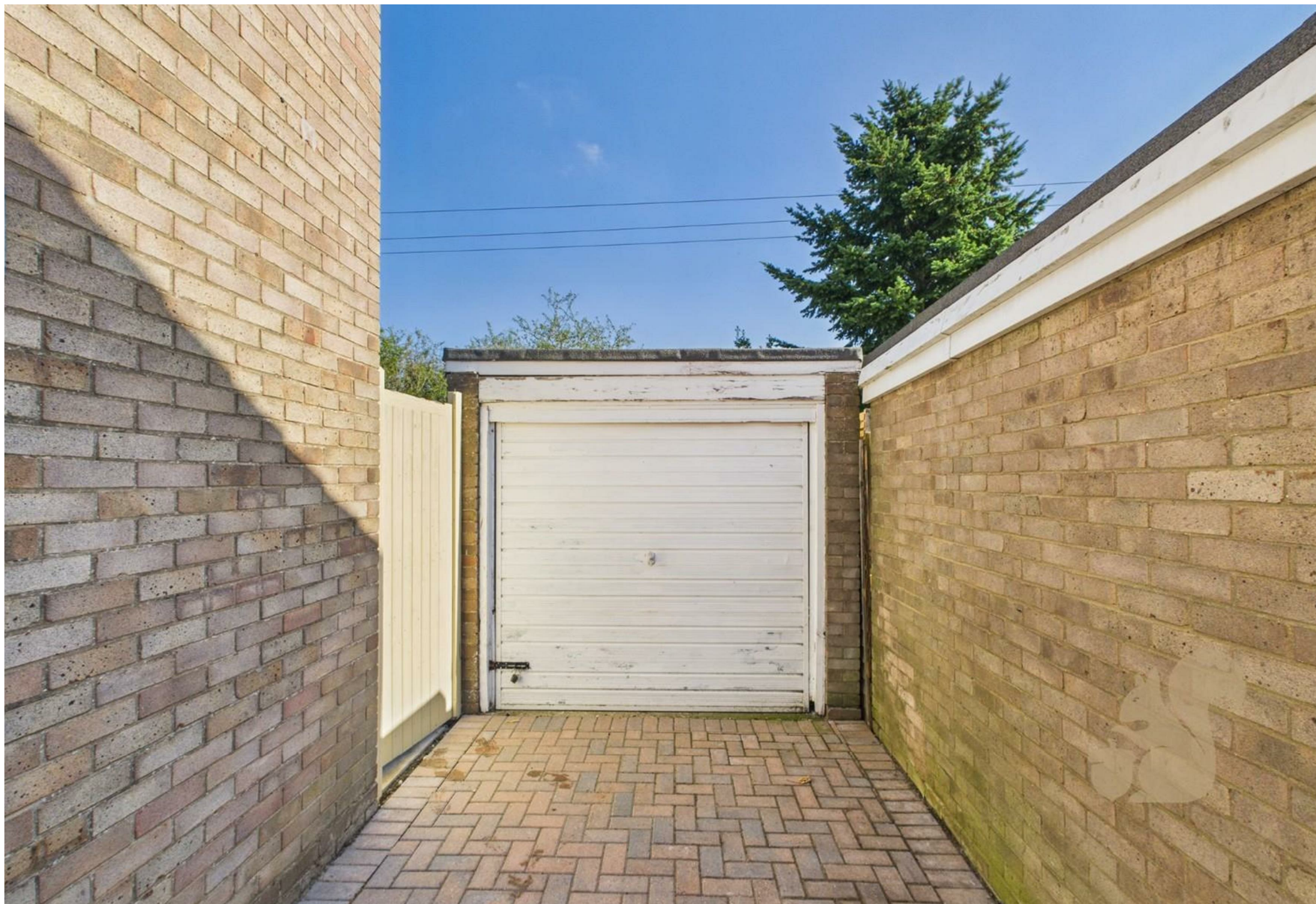
Outside, the property benefits from a private driveway providing convenient off road parking, together with a garage offering secure parking and valuable additional

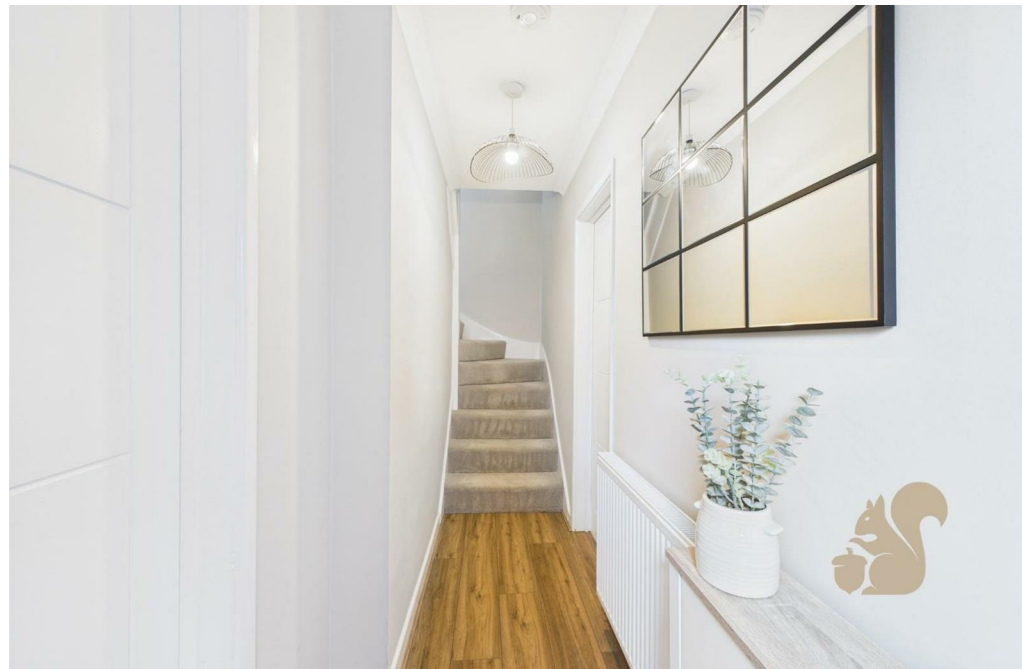
storage.

Hatchcroft Gardens is a peaceful and well established development, ideally positioned within easy walking distance of Elmstead Primary School and the village centre. A selection of local shops, pubs, amenities and open green spaces are all close by, while Colchester City Centre is just a short drive away for a wider choice of shopping, restaurants and leisure facilities.

For commuters, the property is ideally located for access to the A133 and A120, providing excellent connections across the surrounding area. Colchester North Station also offers direct rail services to London.



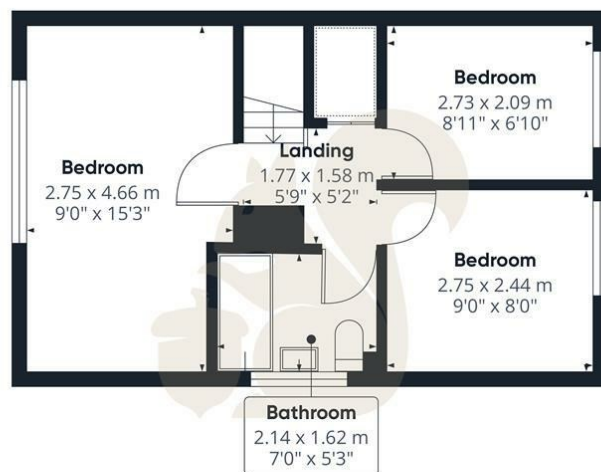








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

75.2 m²810 ft²

(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:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		

England & Wales

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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