



- Detached Family House Situated In A Sought After Estate in Earls Colne
- Three Well Appointed Bedrooms With En-Suite To Main Bedroom
- Kitchen/Diner With Access To Rear Garden
- Utility Room & Downstairs WC
- Double Aspect Living Room With French Doors To Garden
- Generously Sized Un-Overlooked Rear Garden
- Detached Garage With Driveway In Front Providing Parking For Several Cars
- Well Presented & Maintained Throughout

**10 Bourne Brook View, Earls Colne,  
Colchester, Essex. CO6 2FL.**

Situated within a popular residential development in the highly regarded village of Earls Colne, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.





# Property Details.

## Location

Earls Colne is a highly regarded and well-served village located to the north of Colchester, offering an excellent balance of rural charm and everyday convenience. The village provides a range of local amenities including shops, public houses, a primary school, and recreational facilities, all set within a friendly community atmosphere. Surrounded by attractive countryside and scenic walking routes, Earls Colne is ideal for those seeking a semi-rural lifestyle while remaining well connected. Colchester city centre, with its mainline railway station offering direct services to London Liverpool Street, is easily accessible, as are the A120 and A12 for wider commuting.

## Room Measurements

### Entrance Hall

2.12m x 2.08m (6' 11" x 6' 10")

### Living Room



2.93m x 5.12m (9' 7" x 16' 10")

## Kitchen/Diner



2.93m x 5.18m (9' 7" x 17' 0")

### Utility Room

2.12m x 1.62m (6' 11" x 5' 4")

### WC

1.07m x 1.31m (3' 6" x 4' 4")

### Landing

# Property Details.

## Bedroom One



3.02m x 3.14m (9' 11" x 10' 4")

4.14m x 2.67m (13' 7" x 8' 9")

## Bedroom Three



3.07m x 3.43m (10' 1" x 11' 3")

## En-Suite



2.15m x 1.40m (7' 1" x 4' 7")

## Bathroom



1.70m x 1.98m (5' 7" x 6' 6")

## Bedroom Two

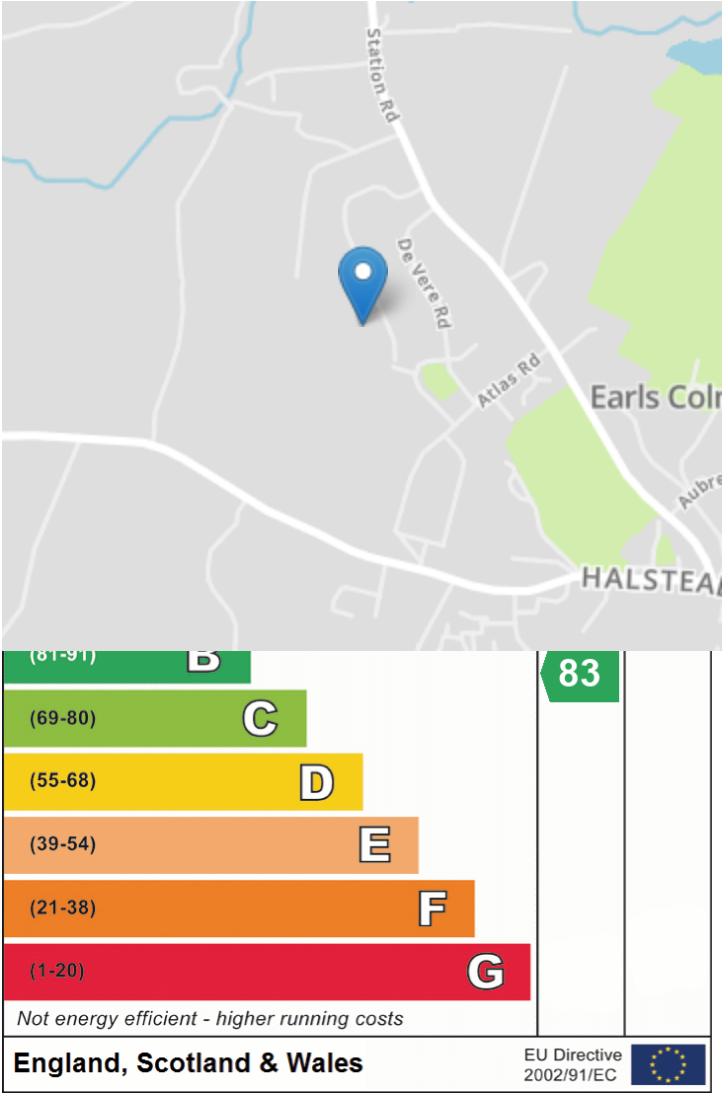


# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.