



- Grand Detached Residence
- Four Generous Bedrooms (Two With En-Suite Shower Rooms)
- Luxury Large Open Plan Kitchen/Dining/Family Room
- Formal Sitting Room
- Study/Playroom
- Utility Room & Cupboard
- Enclosed Garden With Large Summerhouse/Studio
- Garage And Parking

**Aubrey Close, Earls Colne, Colchester.
CO6 2FG.**

GUIDE PRICE £625,000 - £650,000 Offered with no onward chain and constructed by the highly reputable builders 'Cala Homes' is this substantial four bedroom detached house situated on this executive development in Earls Colne adjacent to the Colne Valley Golf Club.

Call to view 01787 322799



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor with storage under, radiator, doors to;

Study/Playroom



3.78m x 3.18m (12' 5" x 10' 5") With UPVC double glazed bay window to front aspect with fitted shutters, radiator, TV point.

WC

With enclosed cistern WC, wash hand basin, chrome heated towel rail.

Utility Room

With UPVC glazed door to side, a range of eye level units with worktop and inset sink, space for washing machine and tumble dryer, radiator.

Open Plan Kitchen/Dining/Family Room

Kitchen/Dining Room



5.39m x 4.21m (17' 8" x 13' 10") With UPVC double glazed window to side aspect, a contemporary kitchen offering a range of matching handleless eye level and base units, worktops over; inset sink and drainer, double oven, integrated fridge/freezer and dishwasher, double hob with extractor hood over; space for dining table, open into;



Family Room



3.52m x 2.82m (11' 7" x 9' 3") With UPVC French doors to rear, UPVC double glazed window to side aspect, Velux windows, TV point.

Sitting Room



4.64m x 4.04m (15' 3" x 13' 3") With UPVC French doors and windows to rear aspect, radiator, TV point.

First Floor

Landing

With airing cupboard, doors to;

Property Details.

Bedroom One



4.16m x 3.17m (13' 8" x 10' 5") With UPVC double glazed window to rear aspect with fitted shutters, radiator, doors to;

Dressing Room

With light and storage.

En-Suite One

Part tiled with wash hand vanity basin, shower cubicle, close coupled WC, UPVC obscure window to side aspect.

Bedroom Two



4.16m x 3.35m (13' 8" x 11' 0") With UPVC double glazed window to rear aspect with fitted shutters, radiator, built in double wardrobes, door to;

En-Suite Two

Part tiled with wash hand vanity basin, shower cubicle, close coupled WC, UPVC obscure window to side aspect.

Bedroom Three

3.35m x 3.06m (11' 0" x 10' 0") With UPVC double glazed window to front aspect with fitted shutters, radiator.

Bedroom Four

3.18m x 3.04m (10' 5" x 10' 0") With UPVC double glazed window to front aspect with fitted shutters, radiator.

Bathroom



Four piece bathroom suite with UPVC double glazed obscure window to side, panelled bath with shower attachment, wash hand vanity basin, enclosed cistern WC, shower cubicle, chrome heated towel rail.

Outside

Rear Garden



To the rear there is a good sized, enclosed rear garden which has gated side access. Beginning with a patio area to the rear of the property which leads to lawn and a further decked area with a large summerhouse/studio (with power) To the side of the home there is a further large paved area.

Garage

7m x 3.10m (23' 0" x 10' 2") With power and light, up and over door to front and integral door to inner hallway.

Driveway

To the front providing off road parking for two cars.

