



- Guide Price £475,000 - £500,000
- Detached Newly Built House
- Overlooking Wooded Copse In A Tucked Away Location
- Open Plan Kitchen/Diner
- Garage & Driveway
- Presented In Excellent Condition Throughout
- Family Bathroom, En Suite & WC
- Beautifully Landscaped Garden

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

Welcome to Bourne Brook View, a remarkable family home meticulously constructed in 2021 by the esteemed developer Bellway Homes. Nestled in the picturesque village of Earls Colne, this residence represents the epitome of modern family living.



Property Details.

Entrance Hall



Kitchen/Diner



21' 3" x 11' 8" (6.48m x 3.56m)

Utility Room



6' 5" x 6' 0" (1.96m x 1.83m)

Living Room



21' 3" x 11' 2" (6.48m x 3.40m)

WC

First Floor

Bedroom One



11' 4" x 9' 6" (3.45m x 2.90m)

En-Suite



Property Details.

Bedroom Two



11' 2" x 10' 3" (3.40m x 3.12m)

Family Bathroom



Landscaped Rear Garden



Garage

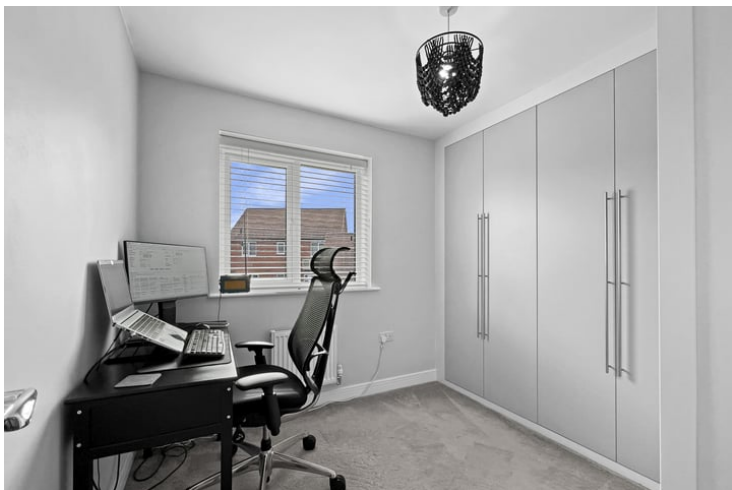


Bedroom Three



10' 7" x 6' 7" (3.23m x 2.01m)

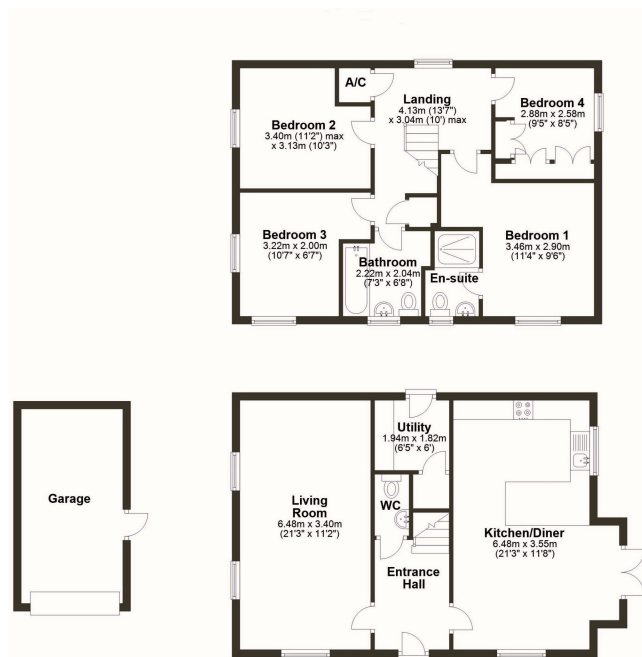
Bedroom Four



9' 5" x 8' 5" (2.87m x 2.57m)

Property Details.

Floorplans



Location



Energy Ratings

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.