



## 12 Brickmakers Lane, Colchester, Essex. CO4 5WP.

Brickmakers Lane, Colchester, CO4 – Substantial Four-Bedroom Detached Home with North Station Access \*\*Guide Price £475,000 - £500,000\*\* Location: Situated in a prime North Colchester location, this property is close to Turner Rise Retail Park, including ASDA, Home Bargains, B&M, coffee shops, and restaurants. Excellent bus links connect to the city centre, while Colchester North Station—with direct trains to London Liverpool Street in under an hour—is just moments away, making this ideal for commuters. The area also offers a choice of primary and secondary schools, with easy access to a peaceful and scenic country park.

- Prime North Colchester location near Turner Rise Retail Park
- Close to ASDA, Home Bargains, B&M, coffee shops, and restaurants
- Excellent bus links to the city centre
- Moments from Colchester North Station – direct trains to London Liverpool Street in under an hour
- Four-bedroom detached family home
- Ground floor: entrance hall, cloakroom, reception room with feature fireplace
- Master bedroom with en-suite, family shower room for remaining bedrooms
- Partly converted garage – ideal home office, studio, or playroom
- Private driveway and enclosed rear garden with patio and lawn



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Living Room



14' 4" x 11' 10" (4.37m x 3.61m)

Kitchen/Dining Room



23' 4" x 12' 7" (7.11m x 3.84m)

Utility Room

6' 11" x 5' 10" (2.11m x 1.78m)

## First Floor

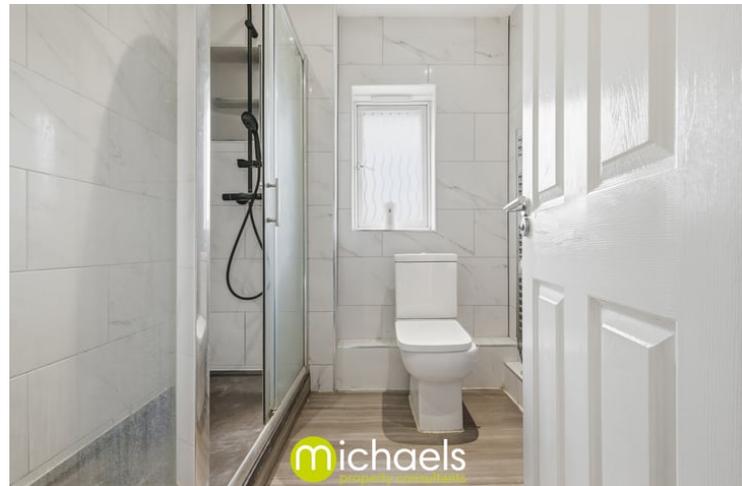
Landing

Master Bedroom



14' 4" x 11' 10" (4.37m x 3.61m)

En-Suite



# Property Details.

## Bedroom Two



12' 11" x 10' 9" (3.94m x 3.28m)

## Bedroom Three

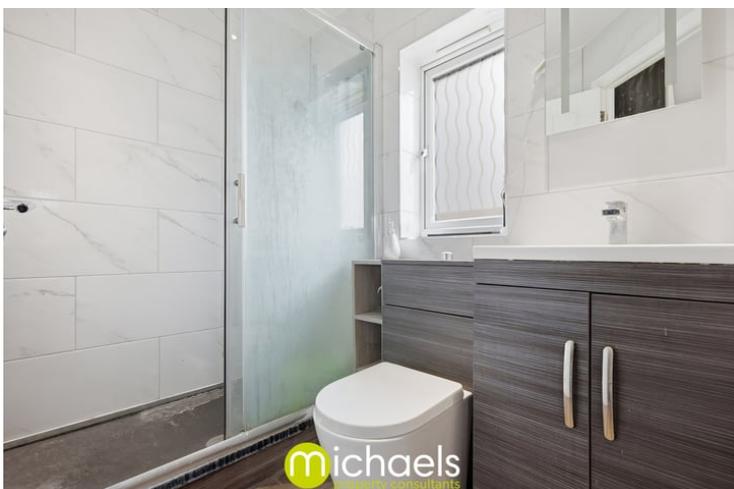
10' 4" x 8' 8" (3.15m x 2.64m)

## Bedroom Four/Study



8' 8" x 6' 8" (2.64m x 2.03m)

## Shower Room



7' 6" x 6' 4" (2.29m x 1.93m)

## Outside

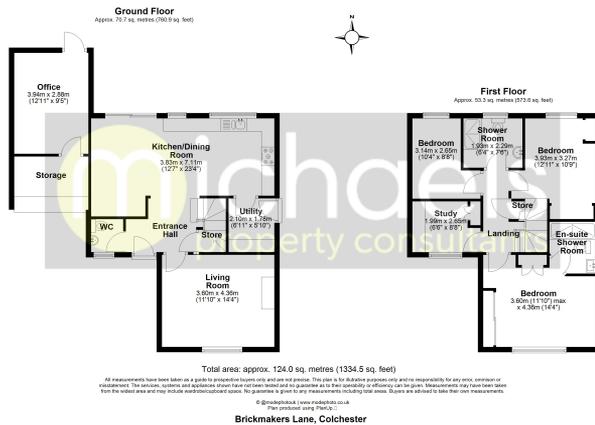
### Office



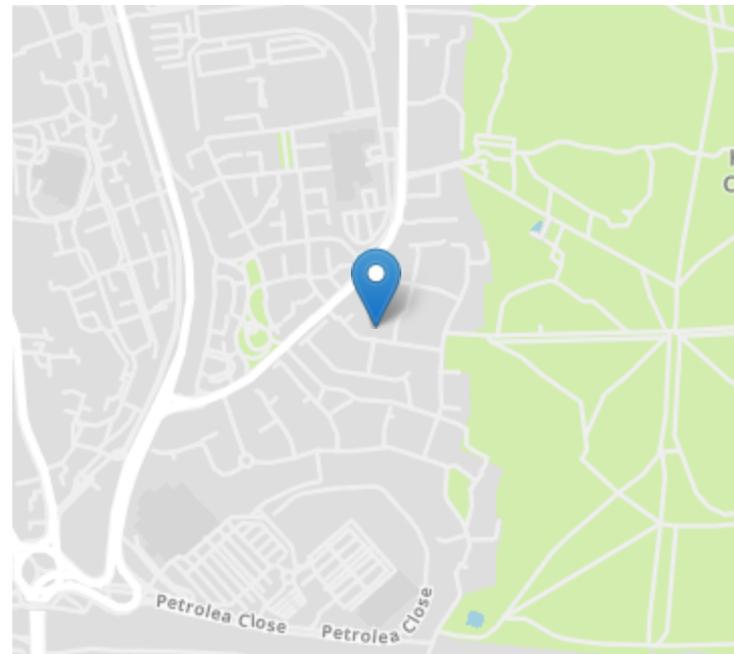
12' 11" x 9' 5" (3.94m x 2.87m)

# 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.