



**32 Brockwell Lane, Kelvedon, Colchester, Essex. CO5 9BB.**

Michael's Property Consultants to immaculate four-bedroom detached family home, built by a local developer and forming one of just two individually constructed properties, offers generous and beautifully designed accommodation throughout.

- Four Double Bedrooms
- Detached Residence Boasting 1900sqft
- En Suite Bath/Shower Room, Family Bathroom & Downstairs Cloakroom
- Drive Way For Two/Three Vehicles
- Wrap Around Garden With Studio
- No Onward Chain
- Extended Kitchen/Dining Room With High Specification & Quality Appliances
- Utility Room
- Living Room, Family Room & Study
- Built By A Local Developer



# Property Details.

## Room Measurements

### Entrance Hall

### Kitchen/Dining Room



23' 9" x 16' 9" (7.24m x 5.11m)

### Living Room



19' 4" x 11' 8" (5.89m x 3.56m)

### Family Room



14' 7" x 13' 2" (4.45m x 4.01m)

### Study

7' 10" x 7' 5" (2.39m x 2.26m)

### WC

### First Floor

### Landing

### Bedroom One



15' 9" x 15' 4" (4.80m x 4.67m)

### En Suite

### Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

### Bedroom Three

11' 8" x 9' 5" (3.56m x 2.87m)

# Property Details.

## Bedroom Four

10' 10" x 7' 10" (3.30m x 2.39m)

## Family Bathroom



## External

## Rear Garden



## Studio

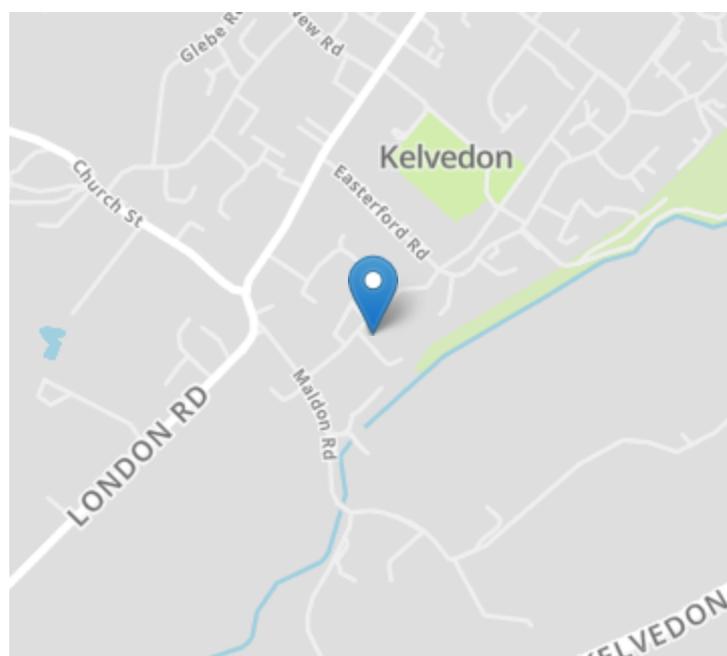
15' 0" x 7' 6" (4.57m x 2.29m)

# 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.