



- Detached Family House
- Impressive Accommodation Totalling 1704 Sqft.
- Four / Five Bedrooms
- Modern Kitchen/Breakfast Room
- Stunning Orangery To The Rear
- Open Plan Living/Dining Area
- Bedroom One With Dressing Room And En-Suite
- Brilliant Entertaining Garden
- Tucked Away At The End Of A Private No Through Road

Homefield Way, Earls Colne, Colchester, Essex. CO6 2SP.

This beautifully presented 4/5 bedroom detached house is ideally located in the heart of Earls Colne, with a wide range of local amenities within easy walking distance. Nestled on a generous corner plot, the property boasts a southwest-facing garden and offers convenient off-street parking.



Property Details.

Room Measurements

Entrance Hall

With stairs to first floor, doors to;

Kitchen



3.43m x 2.80m (11' 3" x 9' 2") With window to front aspect, a modern kitchen offering a range of matching eye level and base units with worktops over and inset sink, breakfast bar, gas hob with extractor hood over, range of appliances to remain.

WC

With window to side, radiator, WC, wash hand basin.

Dining Room



3.89m x 3.43m (12' 9" x 11' 3") With window to rear, radiator, opening to;

Living Room



5.03m x 3.83m (16' 6" x 12' 7") With window to front, radiator, feature gas fireplace, double doors to orangery.

Orangery



6.13m x 3.71m (20' 1" x 12' 2") An excellent addition to this home coming with underfloor heating and French doors to the garden.

Bedroom Five/Office

3.71m x 2.50m (12' 2" x 8' 2") With radiator and door to wetroom. (can be used as a bedroom or office.)

Wet Room

2.50m x 2.37m (8' 2" x 7' 9")

Landing

With two windows, access to;

Property Details.

Bedroom One



3.89m x 3.11m (12' 9" x 10' 2") With window to rear, radiator, doors to;

En-Suite

With enclosed shower cubicle, wash hand basin, part tiled.

Dressing Room

2.48m x 2.12m (8' 2" x 6' 11") With window to rear, radiator, built in wardrobes.

Bedroom Two



3.89m x 3.41m (12' 9" x 11' 2") With window to rear, radiator, built in wardrobes.

Bedroom Three



2.81m x 2.48m (9' 3" x 8' 2") With window to front, radiator.

Bedroom Four

3.41m x 2.17m (11' 2" x 7' 1") With window to front, radiator.

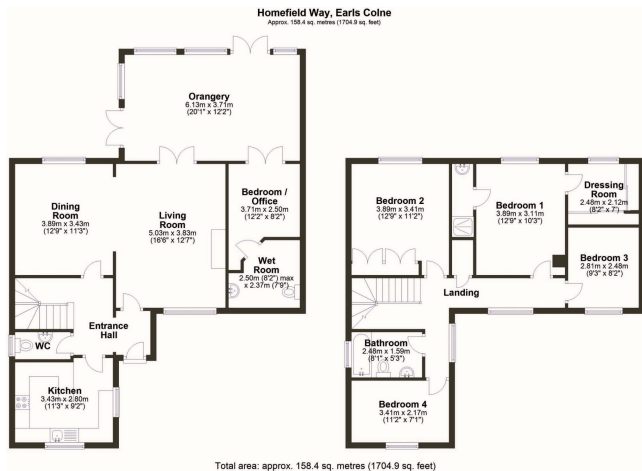
Bathroom



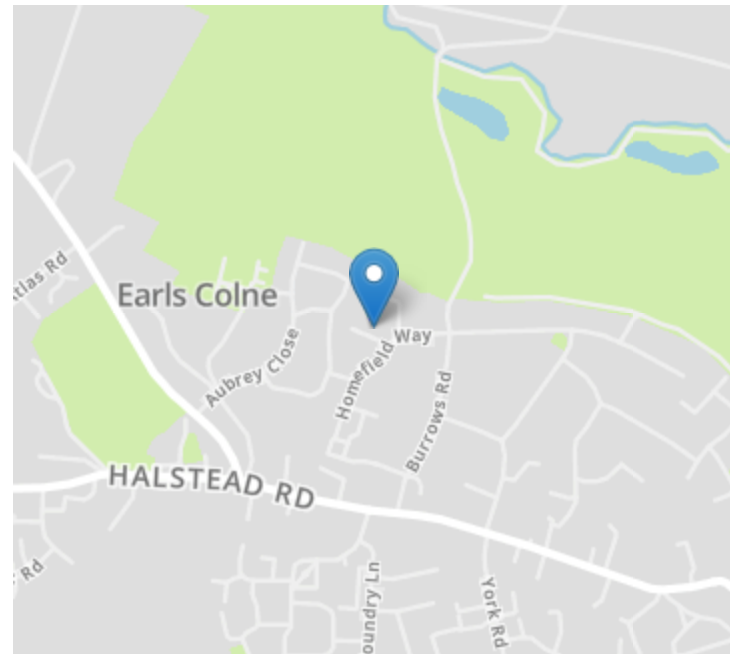
2.480m x 1.59m (8' 2" x 5' 3") With window to side, bath, wash hand basin, WC.

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.