



- Guide Price £475,000 - £500,000
- Situated On A Corner Plot
- Detached Family House
- Four Bedrooms With En-Suite To Shower Room
- Living Room & Office/Playroom
- Open Plan Kitchen/Diner
- Landscaped Rear Garden
- Driveway And Garage

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

Constructed in 2021 by esteemed developer Bellway Homes, this charming four-bedroom family residence showcases the esteemed "Silversmith" design and has been enhanced by its current occupants. Among its upgrades, a meticulously landscaped rear garden steals the spotlight, boasting expansive patio areas and tiered lawns.





# Property Details.

## Room Measurements

### Entrance Hallway

### Living Room



16' 11" x 10' 9" (5.16m x 3.28m)

### Study/Playroom



9' 2" x 7' 7" (2.79m x 2.31m)

## Kitchen/Diner



19' 3" x 10' 3" (5.87m x 3.12m)

### WC

### Landing

### Bedroom One



# Property Details.

12' 10" x 11' 1" (3.91m x 3.38m)

## En-Suite



7' 9" x 4' 10" (2.36m x 1.47m)

## Bedroom Two



11' 5" x 10' 4" (3.48m x 3.15m)

## Bedroom Three



10' 4" x 7' 10" (3.15m x 2.39m)

## Bedroom Four



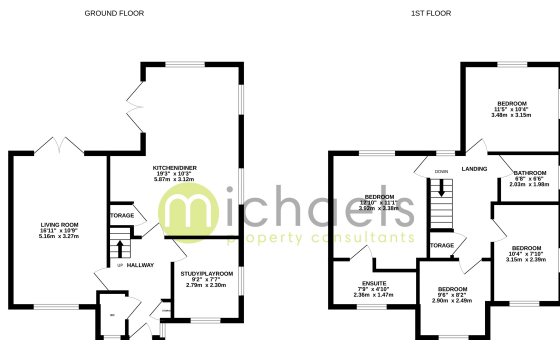
9' 6" x 8' 2" (2.90m x 2.49m)

## Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

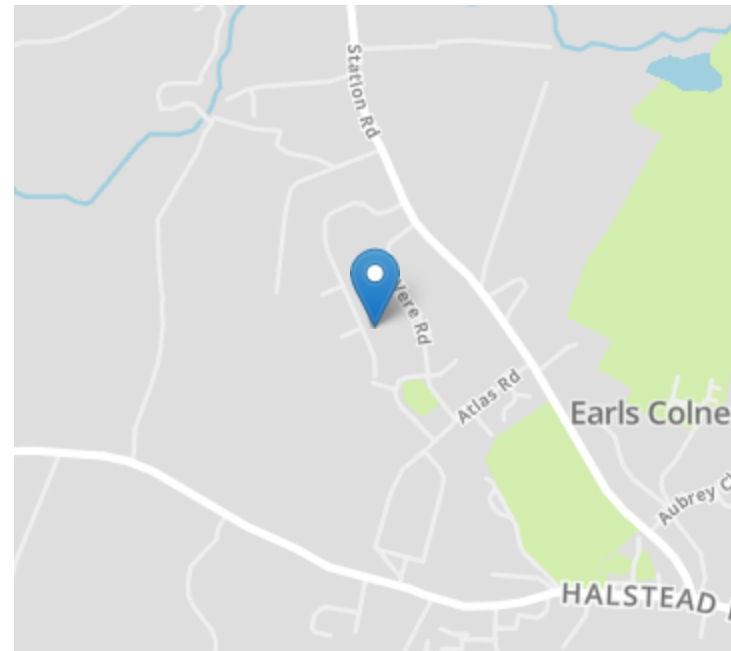
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1123 sq ft (104.3 sq m) approx.  
We have carried out a visual inspection of the property and the information contained herein is based on our own observations and measurements. We do not warrant the accuracy of the information and do not accept any liability for any loss or damage, or for any injury or death, arising from the use of the information. The information is provided for your information only and should not be relied upon for any purpose other than for general guidance. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service.

## 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.