



- No Onward Chain
- Newly Built Detached House
- Four Well Pro-Portioned Bedrooms With An En-Suite To Main Bedroom
- Stunning Open Plan Kitchen/Diner With Utility Room
- Large Double Aspect Living Room
- Ground Floor WC & First Floor Family Bathroom
- Air Conditioning Added To Bedroom One/Two
- Landscaped Gardens
- Driveway & Garage

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

Set on a generous corner plot within the highly sought-after Harvard Place development, this newly built detached family home offers modern living in the charming village of Earls Colne. Positioned towards the edge of the development, the property combines a spacious layout with high-quality finishes throughout.



Property Details.

About Harvard Place

Harvard Place is a collection of new homes in Earls Colne, around 15 minutes' walk from High Street and its amenities, three miles from Halstead, and 10 miles from Braintree and Colchester. These properties will appeal to families, and to professionals working in the local area, or commuting to London. The development is situated on Station Road in Earls Colne, within walking distance of the village centre. The nearest train station is Chappel & Wakes Colne (10 minutes' drive away) with services operating between Sudbury and Marks Tey. Direct services to London Liverpool Street run from Marks Tey and Kelvedon stations, both around eight miles from Harvard Place.

Room Measurements

Living Room



6.53m x 3.40m (21' 5" x 11' 2")

Kitchen/Dining/Family



6.51m x 3.61m (21' 4" x 11' 10")



Utility

1.89m x 2.02m (6' 2" x 6' 8")

WC

1.44m x 1m (4' 9" x 3' 3")

Bedroom One



3.51m x 2.90m (11' 6" x 9' 6")

Property Details.

En-Suite



2.02m x 1.44m (6' 8" x 4' 9")

3.27m x 2.62m (10' 9" x 8' 7")

Bedroom Four

2.91m x 2.58m (9' 7" x 8' 6")

Family Bathroom



2.02m x 2.12m (6' 8" x 6' 11")

Bedroom Two



3.15m x 3.50m (10' 4" x 11' 6")

Bedroom Three



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.