



- No Onward Chain
- Detached Family House
- Tucked Away At The End Of A Cul-De-Sac
- Sought After Colne Engaine Location  
Close To Earls Colne, Halstead & Colchester
- Four Bedrooms
- Large Living Room & Useful Office
- Kitchen/Diner & Sun Room/Conservatory
- Un Over Looked Rear Garden
- Garage And Parking

## 7 Shellcroft, Colne Engaine, Colchester, Essex. CO6 2JE.

Located on Shellcroft in the highly sought-after village of Colne Engaine, this well-proportioned and generous detached family home is tucked away in the corner of a quiet cul-de-sac and enjoys pleasant first-floor views over open fields, creating a peaceful and attractive setting.

Call to view 01787 322799





# Property Details.

## Location

Colne Engaine is a highly regarded and picturesque village set within the north Essex countryside, conveniently located close to Colchester. The village is known for its strong sense of community, attractive rural surroundings and charming mix of period and modern homes. Local amenities include a village shop, traditional public houses, a primary school and a village hall, catering well for day-to-day needs.

Surrounded by open countryside, Colne Engaine offers excellent opportunities for walking and outdoor pursuits while remaining well connected. The nearby market town of Halstead and the historic town of Colchester provide a wider range of shopping, leisure facilities and mainline rail services to London. Combining village charm with accessibility, Colne Engaine is a popular choice for families and those seeking a peaceful yet well-connected location.

## Room Measurements

### Hallway

2.89m x 3.43m (9' 6" x 11' 3")

### Living Room



3.31m x 5.72m (10' 10" x 18' 9")

### WC

1.81m x 1.18m (5' 11" x 3' 10")

## Office



1.81m x 2.21m (5' 11" x 7' 3")

## Kitchen/Diner



5.22m x 2.96m (17' 2" x 9' 9")

# Property Details.

## Conservatory



3.22m x 3.45m (10' 7" x 11' 4")

## Landing

## Bedroom One



3.06m x 3.81m (10' 0" x 12' 6")

## Bedroom Two



3.17m x 3.62m (10' 5" x 11' 11")

## Bedroom Three



2.71m x 2.67m (8' 11" x 8' 9")

## Bedroom Four

3.64m x 2.21m (11' 11" x 7' 3")

## Bathroom

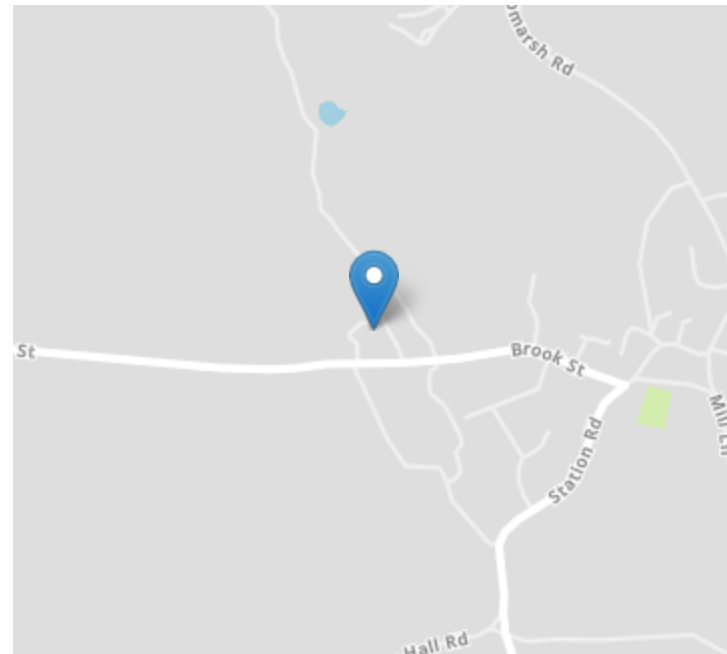
3.64m x 2.21m (11' 11" x 7' 3")

# 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.