



- Detached Bungalow
- Quiet Village Location
- Three Good Size Bedrooms
- Conservatory
- Modern Kitchen/Diner
- Established Garden
- Ample Off Road Parking

**Draco, Back Lane East, Great Bromley, Colchester, Essex. CO7 7UE.**

A beautifully presented and spacious three bedroom detached bungalow in the popular Village of Great Bromley with excellent links to the A12/A120 and within easy reach of Colchester Town. This excellent bungalow offers three bedrooms, large living room, modern open plan kitchen/diner, conservatory, family bathroom, generous established garden and ample off road parking for multiple vehicles. Viewing is advised to fully appreciate the plot and the accommodation on offer.





# Property Details.

## Internal

### Entrance Hall



With window to side, loft access, storage cupboard, airing cupboard housing oil boiler, radiator, doors to.

### Bedroom One



12' 8" x 11' 11" (3.86m x 3.63m) With window to front, radiator, fitted Sharps wardrobes.

### Bedroom Two



10' 5" x 9' 11" (3.17m x 3.02m) With window to side, radiator.

## Lounge



14' 11" x 11' 11" (4.55m x 3.63m) With window to front, radiator, electric feature fireplace with marble effect surround, patio doors to conservatory.

### Conservatory

10' 11" x 10' 1" (3.33m x 3.07m) Of UPVC construction with french doors to garden.

### Bathroom



With two obscure windows to rear, panelled bath with shower over, enclosed cistern WC, wash hand basin, heated towel rail.



# Property Details.

## Kitchen



11' 8" x 9' 5" (3.56m x 2.87m) With window to rear, tiled floor, a contemporary fitted kitchen with a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven and microwave, induction hob with extractor hood over, integrated dishwasher and fridge/freezer, open to.

## Dining Room



19' 4" x 6' 11" (5.89m x 2.11m) With windows to front and side, door to garden, tiled floor, radiator, door to.

## Bedroom Three



15' 2" x 6' 11" (4.62m x 2.11m) With window to rear and side, radiator, fitted wardrobe.

## Outside

### Rear Garden



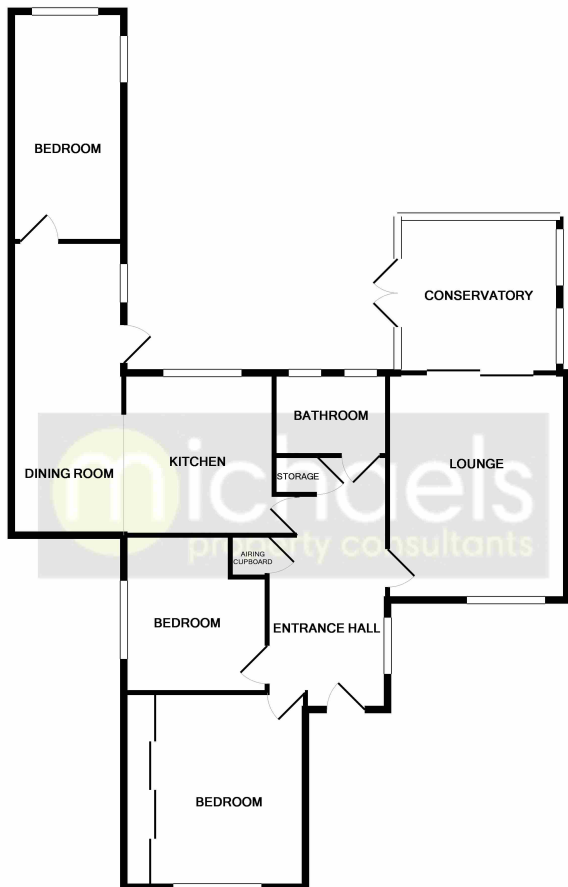
A well established rear garden enclosed by fencing with gated side access, two separate lawn area and patio, two storage units to remain (one with power connected), oil tank and various shrubs and plants.

### Front Garden & Driveway

To the front the front garden is laid to lawn with various shrubs and plants. There is also a hard standing driveway providing off road parking for a several cars.

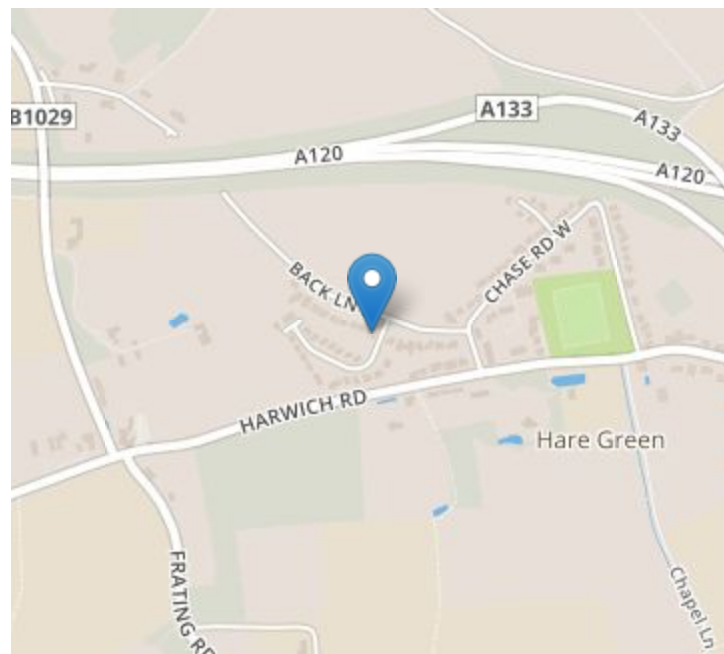
# Property Details.

## Floorplans

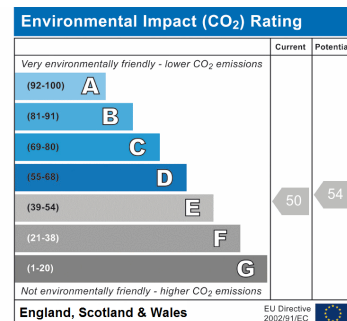
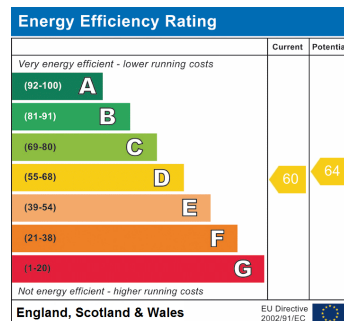


TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.