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property consultants

**\*\*A RATED EPC\*\***

An Exceptional & Newly Constructed Four Bedroom Detached Eco Home

Close To An Array Of Amenities, Shops & Transport Links

Tranquil & Peaceful Location

Boasting Four Generous Double Bedrooms, Across Two Floors

Luxury En-Suite & Family Bathroom

Two Reception Rooms

Modern Kitchen-Diner With A Range Of High Specification Integrated Appliances

Impressive Rear Garden With Raised Decking Area

Wealth Of Off Road Parking On A Private Driveway

## Bluebells, Huxtables Lane, Fordham Heath, Colchester, Essex. CO3 9TJ.

**\*\*Guide Price £625,000 - £650,000\*\*** An exceptional example of a newly constructed four bedroom detached eco home, complete with enviable specifications and residing in the most scenic and tranquil of positions - set within the ever popular village of Fordham Heath. Offering an abundance of modern day open-plan living reception space and versatile bedroom accommodation, it caters for a vast range of lifestyles and is ideal for the expanding family. A one-of-a-kind turn key home, that must simply be viewed to be appreciated in its entirety. This home is located within easy access of an array of useful amenities, shops and educational choices, as well as within a short journey to both Colchester's mainline station and Marks Tey Train Station - ideal for the working professional.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

17' 4" x 6' 5" (5.28m x 1.96m)

### Reception Room



17' 3" x 11' 7" (5.26m x 3.53m)

### Bedroom Four

9' 2" x 8' 3" (2.79m x 2.51m)

### Master Bedroom



12' 1" x 11' 2" (3.68m x 3.40m)

## En-Suite



8' 8" x 4' 8" (2.64m x 1.42m)

## Plant Room

7' 5" x 4' 8" (2.26m x 1.42m)

## Ground Floor Cloakroom

## Kitchen



15' 1" x 13' 2" (4.60m x 4.01m)

# Property Details.

## Living Room



15' 1" x 12' 11" (4.60m x 3.94m)

## Family Bathroom



8' 6" x 6' 9" (2.59m x 2.06m)

## First Floor

### Landing

### Bedroom Two



17' 3" x 8' 3" (5.26m x 2.51m)

### Bedroom Three



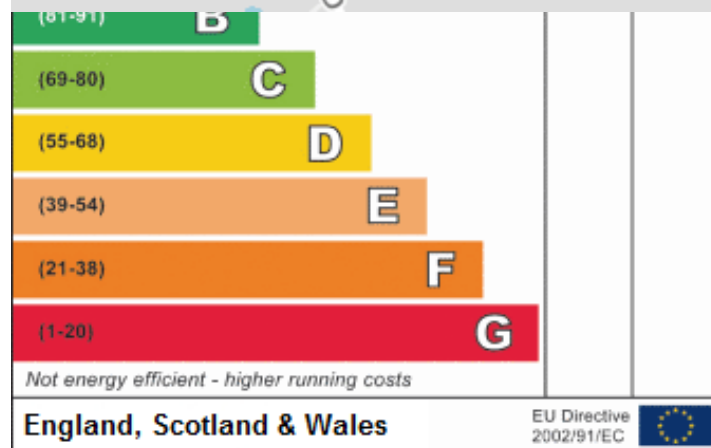
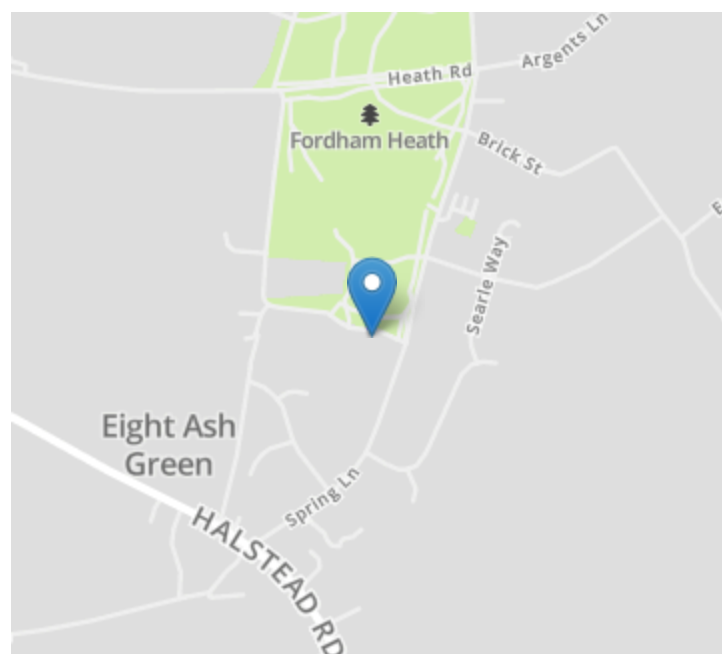
13' 6" x 10' 3" (4.11m x 3.12m)

# Property Details.

## Floorplans



## Location



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.