



- No Onward Chain - Move In Ready!
- Detached Family House
- Four Well Proportioned Bedrooms
- Spacious Living Room
- Modern Kitchen/Diner With Utility Room
- En-Suite, Family Bathroom And Downstairs WC
- Generous Garden
- Driveway And Garage

## 11 Bourne Brook View, Earls Colne, Colchester, Essex. CO6 2FJ.

\*\* GUIDE PRICE £465,000 - £475,000 Welcome to Bourne Brook View, a remarkable family home meticulously constructed in 2021 by the esteemed developer Bellway Homes. Nestled in the picturesque village of Earls Colne, this residence represents the epitome of modern family living. With a perfect blend of comfort, style, and functionality, it offers an ideal space for making lasting memories.



# Property Details.

## Entrance Hall

With access to;

## Lounge



3.40m x 6.51m (11' 2" x 21' 4")

## Kitchen/Diner



4.30m x 3.43m (14' 1" x 11' 3")

## Utility Room



1.99m x 1.84m (6' 6" x 6' 0")

## WC

## Landing

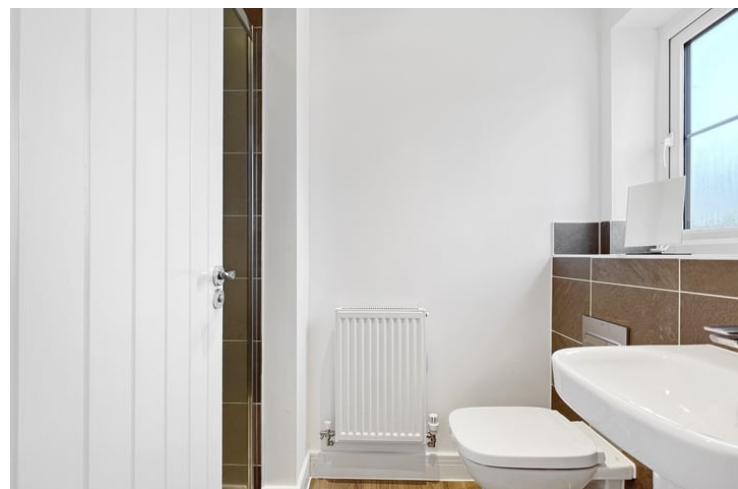
Access to;

## Bedroom One



2.92m x 3.44m (9' 7" x 11' 3")

## En-Suite



# Property Details.

## Bedroom Two



2.53m x 2.95m (8' 4" x 9' 8")

## Bedroom Three



3.51m x 3.16m (11' 6" x 10' 4")

## Bedroom Four

2.59m x 3.27m (8' 6" x 10' 9")

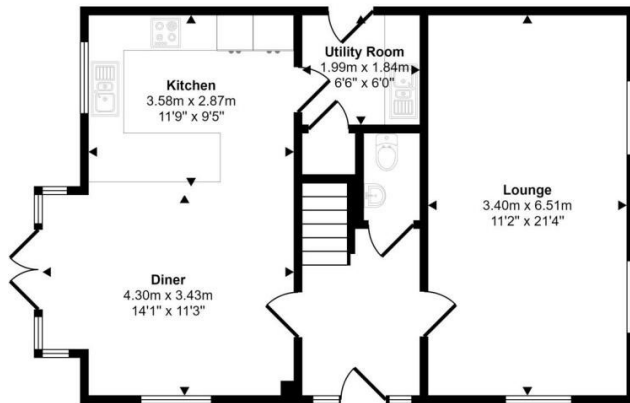
## Bathroom

2.04m x 2.21m (6' 8" x 7' 3")

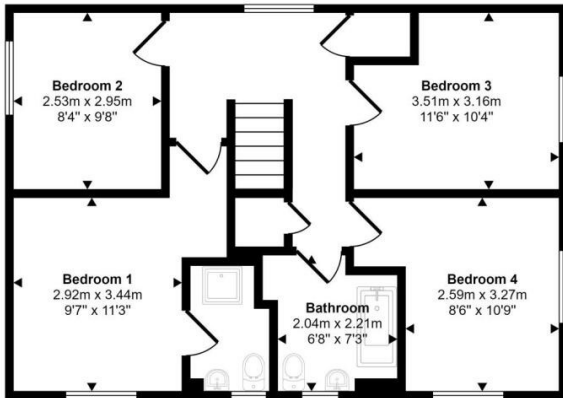
# Property Details.

## Floorplans

Approx Gross Internal Area  
124 sq m / 1330 sq ft

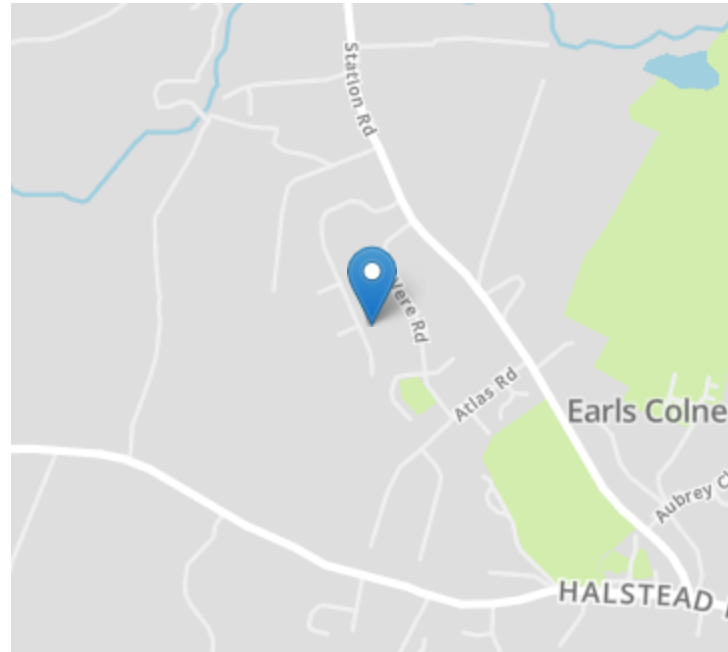


Ground Floor  
Approx 62 sq m / 668 sq ft



First Floor  
Approx 62 sq m / 662 sq ft

## 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.