



- Detached Bungalow
- Four Bedrooms
- En-Suite To Master
- Double Garage and Parking
- Great Garden
- Village Location

### 4 Ash Grove, Great Bromley, Colchester, Essex. CO7 7UQ.

Guide Price £400,000 to £425,000. A spacious and bright bungalow offering four bedrooms, en-suite to master, family bathroom, open plan lounge/kitchen/diner backing on to a fabulous unoverlooked garden. Tucked down the end of a small cul-de-sac and adjacent to playing fields in this popular village within minutes from the A120/A12 and easily commutable to London from nearby stations in Manningtree, Great Bentley and Wivenhoe or a short drive in to Colchester centre. Call for details.



# Property Details.

## Ground Floor

### Entrance Hall



A generous hall with wood effect flooring, radiator, loft access and doors to.

### Lounge/Kitchen/Diner



26' 1" x 20' 1" (7.95m x 6.12m) A bright and spacious open plan room with windows to rear, door to rear garden, wood effect flooring throughout, two radiators, inset spotlights, TV point, a range of fitted units and drawers with worktops over, inset sink with drainer, space for washing machine, space for dishwasher, space for fridge/freezer, space for cooker, matching eye level units.

## Bedroom One



13' 4" x 13' 2" (4.06m x 4.01m) Window to rear, radiator, door to en-suite.

## En-Suite



Obscure window to side, shower cubicle, vanity wash hand basin, close couple WC, tiled floor, radiator.

## Bedroom Two



13' 7" x 8' 7" (4.14m x 2.62m) Window to side and radiator.

# Property Details.

## Bedroom Three



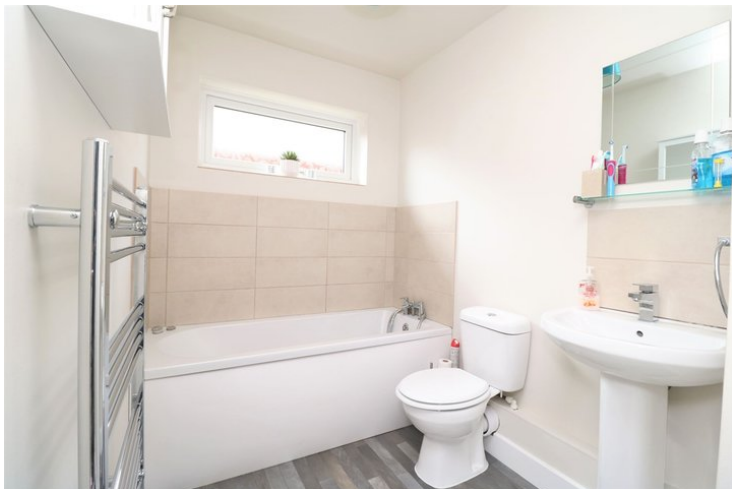
10' 8" x 9' 11" (3.25m x 3.02m) Window to front and radiator.

## Bedroom Four



9' 11" x 7' 11" (3.02m x 2.41m) Window to front and radiator.

## Bathroom



Obscure window to side, panel bath with shower attachment, pedestal wash hand basin, close couple WC, tiled splashbacks, heated towel rail.

## Garage

16' 4" x 16' 2" (4.98m x 4.93m) Up and over door to front, power and light connected.

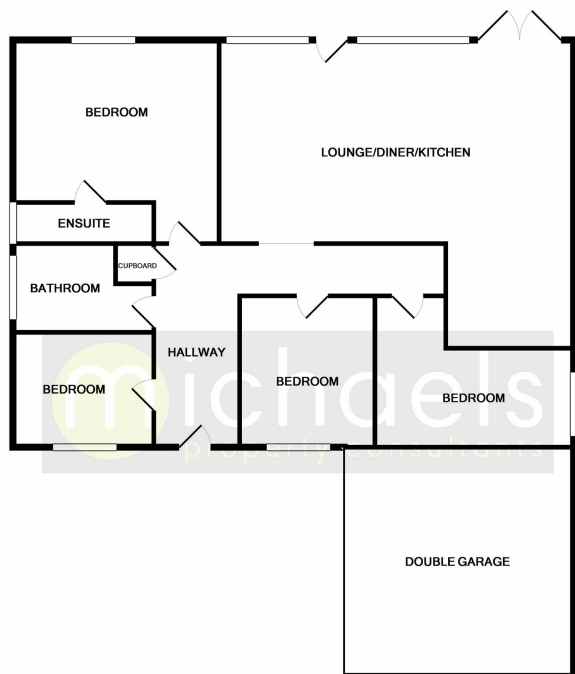
## Garden



A generous garden mainly laid to lawn, panelled fencing, patio area.

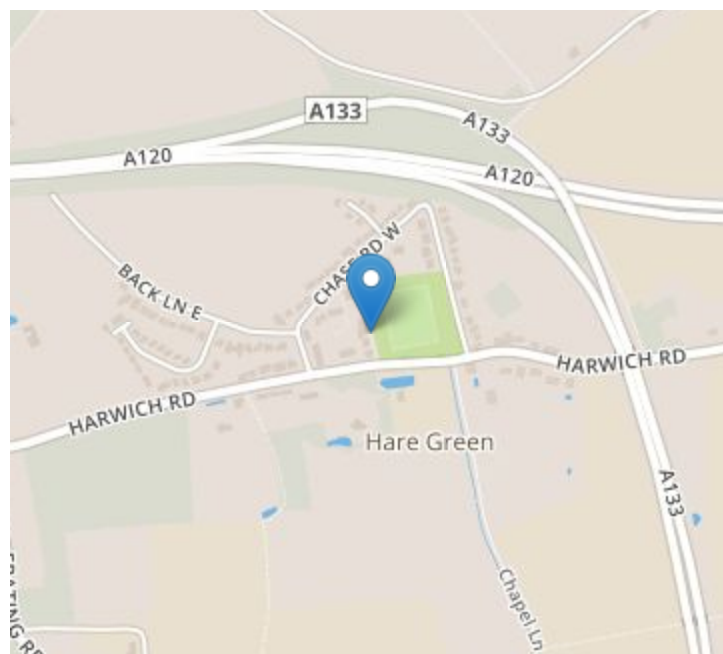
# Property Details.

## Floorplans

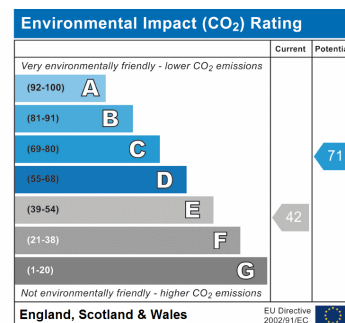
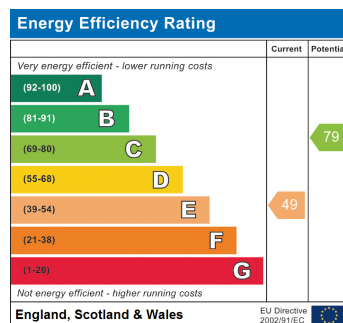


TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.