



- Modern Detached 'Bay Fronted' House
- Ex Show Home With Added Upgrades
- Three Bedrooms
- Contemporary Kitchen/Diner With High Quality Appliances
- Large Living Room With French Doors To South Facing Garden
- Down Stairs Cloakroom, En Suite & Family Bathroom
- Located With The Sought-After Village of Earls Colne
- Within Close Proximity To The Picturesque Earls Colne High Street For Local Amenities And Facilities
- Easy and convenient access to the A120 and M11 and Marks Tey station is just a short drive away, offering direct services into London Liverpool Street

24 Monks Road, Earls Colne, Colchester, Essex. CO6 2RY.

Welcome to this stunning, newly built bay-fronted detached three-bedroom home by Crest Nicholson. As the former show home, this property boasts premium upgrades, making it a truly exceptional find.



Property Details.

Room Measurements

Entrance Hall

Kitchen/Diner



8' 0" x 14' 0" (2.44m x 4.27m)

Living Room



15' 4" x 16' 4" (4.67m x 4.98m)

WC



First Floor Landing

Property Details.

Bedroom One



8' 5" x 19' 3" (2.57m x 5.87m)

En-Suite



Bedroom Two



8' 5" x 11' 3" (2.57m x 3.43m)

Bedroom Three



6' 7" x 13' 1" (2.01m x 3.99m)

Bathroom

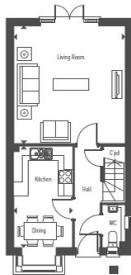


Property Details.

Floorplans

FIRST FLOOR

Bedroom 1	2560mm x 5870mm	8'5" x 19'3"
Bedroom 2	2560mm x 5120mm	8'5" x 11'3"
Bedroom 3	2010mm x 3990mm	6'7" x 13'1"

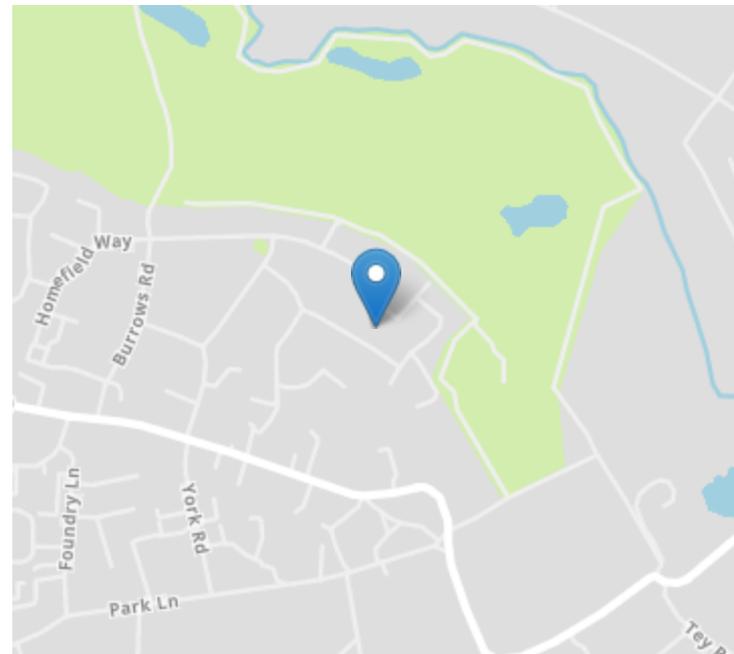


GROUND FLOOR

Kitchen/Dining	2450mm x 4280mm	8'0" x 14'0"
Living Room	4680mm x 4980mm	15'4" x 16'4"
Total area	89.15 m ²	960 sq ft

A/C: Airing Cupboard C: Cupboard W: Wardrobe * Max Dimension

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.