



- Beautifully Presented
- Village Location
- Wonderful Views
- Four Reception Rooms
- Four Bedrooms
- Two En-Suites
- Generous Garden
- Double Garage & Ample Parking

## Brook Tye, Hall Road, Great Bromley, Colchester, Essex. CO7 7TY.

An exquisite and beautifully presented detached home in this popular village location offering gorgeous accommodation to include four bedrooms, two en-suites, family bathroom, dining room, study, living room with log burner, WC, kitchen/breakfast room, snug and utility room. Outside there is ample parking, double garage and generous gardens, all this with church views from the front and field views to the rear, good local primary school, train station nearby at Manningtree and good A120/A12 access. High speed broadband is available up to 900mbps currently making working from home simple and straightforward.





# Property Details.

## Ground Floor

### Entrance Hall

Stone tiled flooring, radiator, stairs to first floor and doors to.

### Dining Room



11' 5" x 10' 1" (3.48m x 3.07m) Windows to front and side, radiator.

### Cloakroom

Window to front with shutters, close coupled WC, vanity wash hand basin with ceramic round bowl and monoblock mixer, radiator.

### Study

8' 3" x 7' 9" (2.51m x 2.36m) Window to front, radiator.

### Living Room



18' 2" x 17' 2" (5.54m x 5.23m) Two windows to front, French doors to rear with sidelights, ornate fireplace with inset multi fuel burner, two radiators.

## Kitchen/Breakfast Room



16' 0" x 10' 8" (4.88m x 3.25m) Herringbone laid LVT flooring, French doors and windows to rear, windows to sides, radiator, door to utility room, a comprehensive range of fitted units and drawers with stone worktops over, undermount sink with draining grooves, inset ceramic hob with extractor over, fitted oven and combination oven, inset dishwasher, matching eye level units, open plan to snug.

### Snug

10' 1" x 12' 10" (3.07m x 3.91m) Box bay window to rear, Herringbone laid LVT flooring, radiator.

### Utility Room

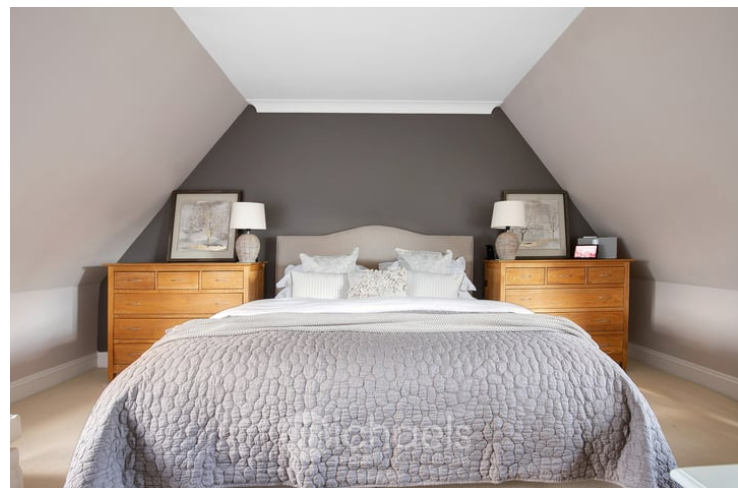
6' 1" x 5' 8" (1.85m x 1.73m) Stable door to rear, window to side, fitted units with spaces and plumbing for appliances.

## First Floor

### Landing

Window to rear, radiator, airing cupboard and doors leading to.

### Bedroom



17' 0" x 18' 0" (5.18m x 5.49m) Windows to front and rear, two radiators, range of fitted wardrobes, door leading to en-suite.

# Property Details.

## En-Suite



Velux window, radiator, tiled floor, radiator, vanity wash hand basin, shower cubicle.

## Bedroom



16' 7" x 11' 1" (5.05m x 3.38m) Window to front, radiator, full range of fitted wardrobe, door to en-suite.

## En-Suite



Window to front with shutters, shower cubicle, close coupled WC, pedestal wash hand basin, radiator. tiled floor.

## Bedroom

10' 4" x 8' 3" (3.15m x 2.51m) Window to rear, radiator.

## Bedroom

11' 10" x 8' 0" (3.61m x 2.44m) Window to front, radiator.

## Bathroom

Window to rear with shutters, panel bath, close coupled WC, vanity wash hand basin with marble sink and mono mixer.

## Outside

### Double Garage And Parking

17' 7" x 17' 3" (5.36m x 5.26m) Detached double garage with twin up and over doors to front, power and light connected, door to garden. Gravel and Cobble paved driveway providing ample off road parking and EV charging point, gated access to rear garden.

## Gardens



Front garden is laid to lawn with path to front door. Rear garden is a generous size and mainly laid to lawn with a beautiful array of shrubs, plants and trees to borders, all enclosed by fencing, generous patio area to rear of house, pergola, outside tap.

# Property Details.

## Floorplans

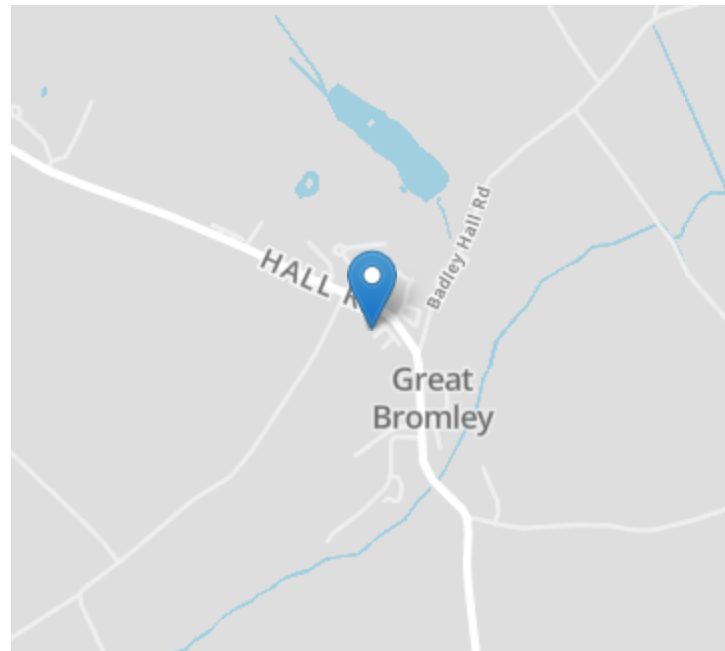


TOTAL FLOOR AREA: 2110 sq.ft. (196.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 not be relied upon for any prospective purchase. 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.