



- No Onward Chain
- Sought After 'Colne Engaine' Village Location
- Detached Family Home
- 1830 Sqft Of Accommodation
- Five Bedrooms, Two En-Suite Shower Rooms
- Living Room, Sitting Room & Study
- Kitchen/Diner & Utility Room
- Driveway, Garage And Private Enclosed Garden

**1 Bones Yard, Colne Engaine,
Colchester, Essex. CO6 2FA.**

Nestled in the highly sought-after village of Colne Engaine, this beautifully presented detached family house on Bones Yard offers an impressive 1830 square feet of accommodation, blending modern comfort with timeless charm.



Property Details.

Room Measurements

Entrance Hall

W.C

Study

2.88m x 2.60m (9' 5" x 8' 6")

Living Room



5.03m x 3.77m (16' 6" x 12' 4")

Sitting Room/Dining Room



3.81m x 3.39m (12' 6" x 11' 1")

Kitchen/Diner/Breakfast Room



4.16m x 6.82m (13' 8" x 22' 5")

Utility Room



Landing

Bedroom One



5.07m x 3.74m (16' 8" x 12' 3")

En-Suite One

Property Details.

Bedroom Two



3.60m x 4.92m (11' 10" x 16' 2")

Bedroom Five



3.35m x 2.60m (11' 0" x 8' 6")

En-Suite Two

Bedroom Three



3.84m x 3.46m (12' 7" x 11' 4")

Bathroom



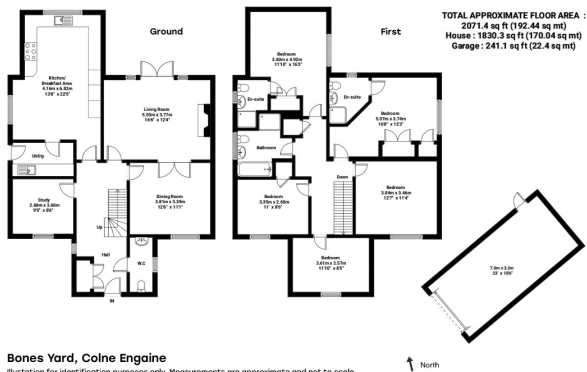
Bedroom Four



3.61m x 2.57m (11' 10" x 8' 5")

Property Details.

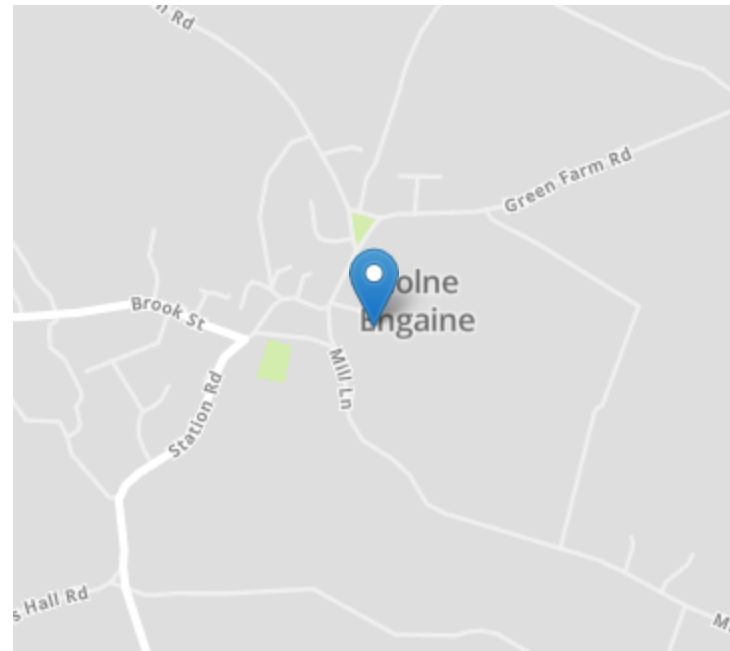
Floorplans



Bones Yard, Colne Engaine

Illustration for identification purposes only. Measurements are approximate and not to scale.

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.