# michaels property consultants

# £575,000



- 1627sqft Detached House
- Four Bedrooms
- 130ft Rear Garden
- Three Reception Rooms
- Kitchen/Breakfast Room
- Otility/Shower Room
- En Suite, Family Bathroom & Downstairs WC
- 27ft Garage And Parking For Several Cars

# 9 Tey Road, Earls Colne, Colchester, Essex. CO6 2LG.

Discover the epitome of spacious and comfortable living in this exquisite four-bedroom detached house located on Tey Road in the picturesque village of Earls Colne. Boasting an impressive 1600 square feet of accommodation, this property is a true gem, offering a perfect blend of indoor and outdoor spaces for a quality lifestyle.





## Property Details.

#### **Room Measurements**

### Porch

With access to;

### **Entrance Hall**



Providing Access to;

### Living Room



14' 6" x 11' 8" (4.42m x 3.56m)

WC

### **Utility/Shower Room**



### 8' 5" x 6' 2" (2.57m x 1.88m)

### Kitchen/Breakfast Room



### 18' 6" x 9' 10" (5.64m x 3.00m)

### Sitting Room



### Property Details.

12'0" x 11'0" (3.66m x 3.35m)

**Snug** 9' 10" x 7' 10" (3.00m x 2.39m)

### Conservatory



19' 2" x 10' 5" (5.84m x 3.17m)

### Landing

With access to;

### **Bedroom One**



13'0" x 11'0" (3.96m x 3.35m)

### En-Suite 8' 6" x 4' 4" (2.59m x 1.32m)

#### **Bedroom Two**



11' 8" x 9' 7" (3.56m x 2.92m)

### **Bedroom Three**

**Bedroom Four** 

**Bathroom** 



11' 3" x 7' 9" (3.43m x 2.36m)

12'0" x 8' 3" (3.66m x 2.51m)

9' 8" x 6' 5" (2.95m x 1.96m)

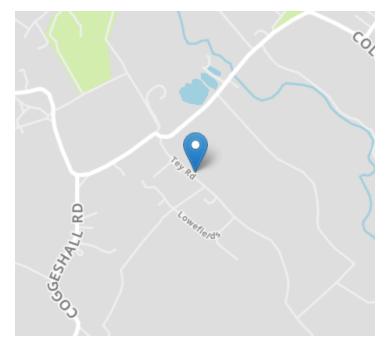
### Property Details.

#### Floorplans



TOTAL, FLOOR AREA: 1827og /t. (151.2 sq.m.) approx. White every attempt has been made to ensure the accuracy of the flooplan contained here, researcements of doors, velocities, soons and any other timm are approximate and on requiribility in taken for any error, mission or min-assement. This plan is for illusaritive purpose only and should be used as such by any projective purchase. The services, registers and applications show here are better minited and to guarantee

#### 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.



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