



Connells

Bourne Brook View
Earls Colne COLCHESTER

Bourne Brook View Earls Colne COLCHESTER CO6 2FJ

for sale
£320,000



Property Description

Offered with the added peace of mind of approximately five years remaining on the NHBC warranty, this beautifully presented modern home enjoys an attractive position on the sought-after Bourne Brook View development, where the outlook towards the nearby brook creates an inviting setting from the moment you arrive.

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The accommodation begins with a welcoming entrance hall leading to a spacious lounge, while the fitted kitchen/diner provides an excellent space for everyday living and entertaining. A convenient cloakroom completes the ground floor. Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom. Further benefits include air conditioning for year-round comfort.

Externally, the home boasts a well-proportioned rear garden alongside ample off-road parking for three vehicles.

Earls Colne is one of Essex's most desirable village locations, known for its strong sense of community, picturesque surroundings and excellent range of amenities. Residents enjoy independent shops, cafés, pubs and supermarkets, together with highly regarded schooling and countryside walks on the doorstep. Convenient access to Colchester, Braintree and the A120 makes it ideal for those seeking a balance between rural charm and modern connectivity. A superb home perfectly suited to first-time buyers, downsizers and commuters alike.

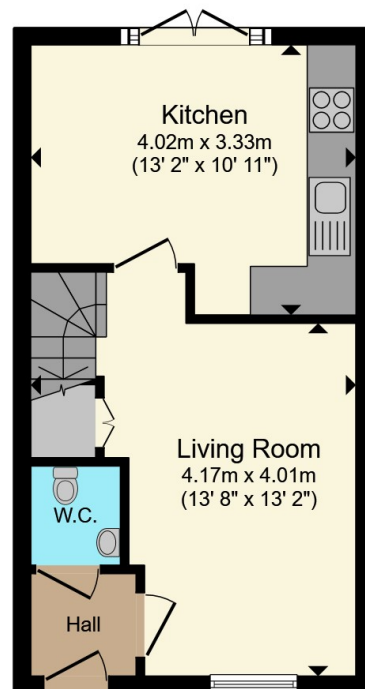
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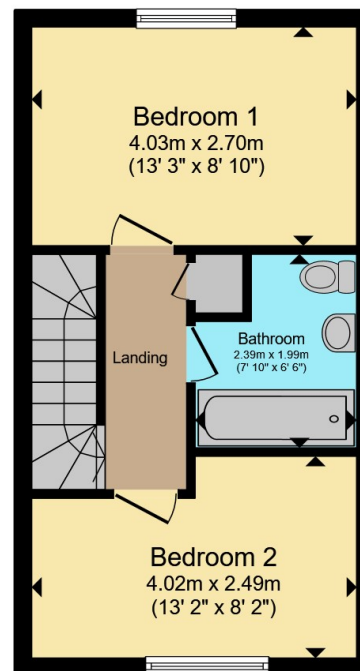








Ground Floor



First Floor

Total floor area 62.2 m² (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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3a High Street
 COLCHESTER CO1 1DA

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CCH309050



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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