



£450,000

Countess Cross Cottages, Countess Cross,
Colne Engaine, Colchester, Essex



The Property –

Upon entering, a porch leads into the inviting sitting room, featuring a charming fireplace with an inset multi-fuel burner, built-in storage, and access to an under-stairs cupboard. The dining room, positioned at the front, opens via double doors into the garden room—a bright space with direct garden access.

The kitchen is a focal point, boasting elegant wall and base units, black granite worktops, and a central island with a breakfast bar. A built-in microwave and under-counter fridge remain. The utility room offers additional storage, space for an American-style fridge/freezer, and laundry appliances. A rear door leads to the patio, with an adjacent shower room.

Upstairs, three generous double bedrooms include a dual-aspect master, a second with a built-in wardrobe, and a third overlooking the front. The family bathroom features a slipper bath, shower attachment, WC, and heated towel rail.

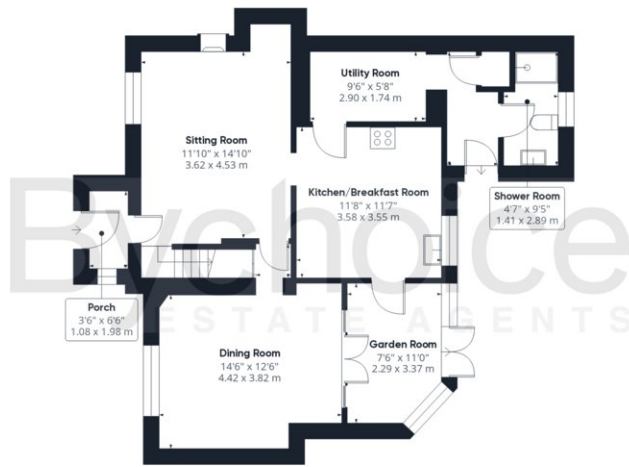
Externally, a paved driveway provides ample parking. The rear garden offers a patio, lawn, timber shed with power, and a garden office with stunning field views.



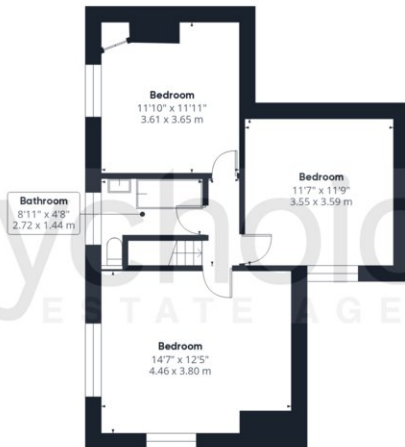








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1293.94 ft²

120.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council & Council Tax Band – Braintree District Council - Band C

Tenure – Freehold

Broadband – Ultrafast broadband available with download and upload speeds of up to 1000mbps available

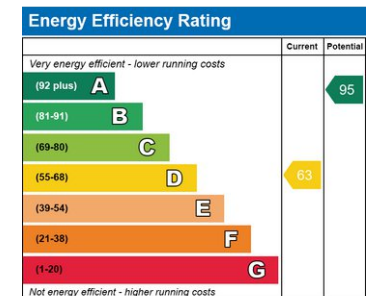
Mobile Coverage – Voice & Data available outdoors with EE, O2, Vodafone & Three

Utilities – Oil Fired Central Heating, Private Drainage, Mains Water & Electric

Property Construction – Brick Construction

Rights and Restrictions – There is a public footpath which runs along the outer edge of the title of the property, however the owners have fenced this off from the private garden.

Please Note - The seller of this property is a relative of an employee of Bychoice Estate Agents. This declaration is made in accordance with the Estate Agents Act 1979.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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