



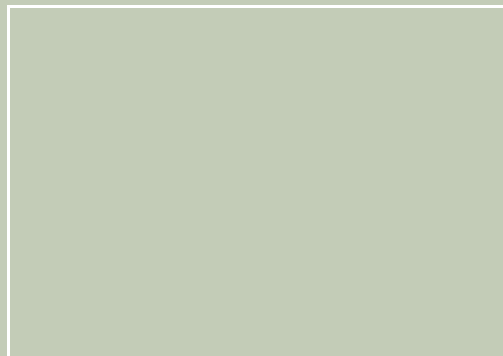
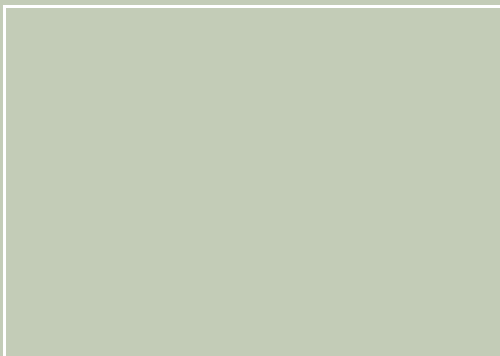
**Plot 14 Parsonage Court Brook Road, Colchester, CO6 1JG**  
**£575,000**





# Plot 14 Parsonage Court Brook Road, Colchester, CO6 1JG

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## The Setting

Granville Developments and Baker Estates are proud to present this fantastic collection of homes. Meticulously designed and carefully-constructed, it is a selection of traditionally inspired properties with all the contemporary comforts and convenience you would expect from a high-quality new home.

Located in Great Tey, one of Colchester District's most desirable villages, it comprises a range of two three and four bedroom homes, with layouts suited to a wide range of home buyers. Every home comes with a garage and off-road parking - and they enjoy views over the open-fields to the rear of the collection. Parsonage Court, Great Tey is a development of 10 open market houses and 1 bungalow (plots 5 – 15) along with 4 affordable rent and shared ownership homes (plots 1 – 4) completing the development.

Each home will be finished to a very high specification inside and out, with careful consideration given to every property detail as well as the tasteful landscaping around the development – ensuring it complements the stunning nearby surroundings.

Plot 14 is the final four bedroom detached home available on the Parsonage Court development. Accommodation comprises, spacious entrance hall way where doors give access to all ground floor rooms whilst the staircase rises to the first floor. On the ground floor there is a sitting room with bay window to the front elevation, separate study, ground floor cloakroom fitted with Duravit W.C. and semi-pedestal wash hand basin. The open plan kitchen, dining living room, spreads across the rear of this property, with a choice of kitchen units, worktop and tiling from the developers standard range. A further door from the kitchen gives access to the utility room which will also benefit from a range of kitchen cupboards and a side door leading out to the rear garden.

To the first floor there are four bedrooms with both bedrooms one and two benefiting from En-suite shower rooms, whilst bedrooms three and four have the benefit of the family bathroom.

Externally the property benefits from a single width garage, parking spaces and the rear garden will have a paved patio terrace to the immediate rear of the home, with the rest of the garden being laid to lawn upon completion.

## Kitchen

11'6" x 10'4" (3.51m x 3.15m)

## Utility Room

7'3" x 5'11" (2.21m x 1.80m)

## Dining/Family

21'5" x 10'4" (6.53m x 3.15m)

## Living Room

15'3" x 13'11" (4.65m x 4.24m)

## Study

7'3" x 6'1" (2.21m x 1.85m)

## Cloakroom

5'11" x 3'7" (1.80m x 1.09m)

## Bedroom One

15'3" x 13'4" (4.65m x 4.06m)

## En-Suite

7'10" x 3'11" (2.39m x 1.19m)

## Bedroom Two

10'11" x 10'5" (3.33m x 3.18m)

## En-Suite

7'2" x 6'11" (2.18m x 2.11m)

## Bedroom Three

12'3" x 11'3" (3.73m x 3.43m)

## Bedroom Four

10'5" x 9'5" (3.18m x 2.87m)

## Bathroom

7'2" x 6'11" (2.18m x 2.11m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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