



Holden Way, Earls Colne CO6 2FD

welcome to

Holden Way, Earls Colne

Beautifully presented detached family home in the popular village of Earls Colne. Three bedrooms, modern family bathroom and ensuite. Modern kitchen, cloakroom and lounge/diner. Garage and driveway offering off road parking.



Entrance Hall

Entrance door to front. Stairs rising to first floor.
Storage cupboard. Doors into :-

Cloakroom

6' x 2' 6" (1.83m x 0.76m)
Double glazed window to front. Wash hand basin
and wc.

Kitchen

18' 7" x 8' 4" (5.66m x 2.54m)
Double glazed windows front and side. Double
glazed French doors to rear. Modern fitted kitchen
with a range of wall and base units with worksurfaces
incorporating sink and drainer .Built in oven, hob and
extractor over. Built in fridge/freezer. Spotlighting.

Lounge/ Diner

25' 3" x 10' 5" (7.70m x 3.17m)
Double glazed box bay window to front. Double
glazed window to side and French Doors to rear.
Wooden flooring.

First Floor

Landing

Storage cupboard and doors to :-

Bedroom One

17' 2" x 10' 2" (5.23m x 3.10m)
Double glazed window to front. Built in wardrobes.
Door into :-

Ensuite

10' 2" x 5' 2" (3.10m x 1.57m)
Double glazed window to rear. Double shower
cubicle, pedestal wash hand basin and wc.

Bedroom Two

11' x 9' 3" (3.35m x 2.82m)
Double glazed window to front.

Bedroom Three

8' 6" x 6' 5" (2.59m x 1.96m)
Double glazed window to rear.

Bathroom

7' 8" x 6' 9" (2.34m x 2.06m)
Double glazed window to front. Panel enclosed bath,
pedestal wash hand basin and wc. Part tiled walls
and shower point.

Exterior

Front

Block paved driveway to the side of the property
leading to garage. Path to front entrance door.
Lawned area and shrubs.

Garage

Up/over door to front. Side door into rear garden.
Power and light connected.

Rear Garden

Enclosed by panel fencing. Commencing with a
paved patio area leading onto lawned area. Mature
shrubs and flower bedding. Side entrance gate to
front.



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Holden Way, Earls Colne

- Detached family home
- Three bedrooms
- Bathroom and ensuite
- Lounge/diner
- Cloakroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105645 - 0002

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