



**Bourne Brook View, Earls Colne, Colchester, CO6 2FJ**



**welcome to**

## **Bourne Brook View, Earls Colne, Colchester**

- No Onward Chain
- Well Presented Four Bedroom Property
- Spacious Living Areas
- Large Garden
- Stunning Views to Front

Tenure: Freehold EPC Rating: B

guide price

**£450,000**

### **Entrance Hall**

Door and two windows to front aspect. Stairs to first floor. Doors leading to lounge, cloakroom and diner.

### **Lounge**

21' 4" x 11' 2" ( 6.50m x 3.40m )  
Window to front aspect and two windows to side aspect. Radiator.

### **Cloakroom**

Suite comprising low level wc and hand wash basin

### **Kitchen / Diner**

14' 1" x 11' 3" ( 4.29m x 3.43m )  
Window to front aspect and double doors and windows to rear garden. Range of matching base and wall mounted units with work surfaces over. Integrated fridge freezer, dishwasher, double oven and gas hob. Extractor fan. Stainless steel sink.

### **Utility Room**

6' 6" x 6' ( 1.98m x 1.83m )  
Stainless steel sink, space for washing machine, wall mounted combi boiler.

### **Landing**

Window to rear aspect. Doors leading to bedrooms and bathroom.

### **Bedroom One**

11' 3" x 9' 7" ( 3.43m x 2.92m )  
Window to front aspect. Radiator. Carpet. Door leading to en-suite.

### **En Suite**

Window to front aspect. Suite comprising shower cubicle, low level wc and hand wash basin.

### **Bedroom Two**

8' 4" x 9' 8" ( 2.54m x 2.95m )  
Window to rear aspect. Radiator. Carpet.

### **Bedroom Three**

11' 6" x 10' 4" ( 3.51m x 3.15m )  
Windows to front and side aspects.

### **Bedroom Four**

8' 6" x 10' 9" ( 2.59m x 3.28m )  
Window to side aspect. Radiator. Carpet.

### **Bathroom**

Window to front aspect. Suite comprising side panelled bath, wall mounted hand wash basin and wc. Ceramic tiled flooring.



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**Property Ref:**

HST107693 - 0004

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