



Bones Yard, Colne Engaine, Colchester, CO6 2FA

welcome to
Bones Yard, Colne Engine
Colchester

- Guide Price £450,000-£475,000
- Detached bungalow
- Private road
- Garage & Driveway
- Sought after village

Tenure: Freehold EPC Rating: B

guide price

£450,000-£475,000

Entrance Hall

Door to front aspect. Doors leading to bedrooms, lounge, kitchen/diner and bathroom. Storage cupboard.

Lounge

13' 8" x 17' 11" (4.17m x 5.46m)
Window to side aspect and french doors leading to the garden. Fireplace.

Kitchen / Diner

13' 3" x 9' 11" (4.04m x 3.02m)
Window and door to side aspect. Modern kitchen with a range of matching wall and base units. Integrated dishwasher, fridge/freezer, double oven and gas hob.

Bedroom One

17' 11" x 11' 7" (5.46m x 3.53m)
Window to rear aspect. Door leading to the en-suite.

En-Suite

Modern suite comprising corner shower cubicle, wash basin with vanity unit, wc and heated towel rail. Part tiled walls. Tiled floor.

Bedroom Two / Dining Room

10' 1" x 11' 5" (3.07m x 3.48m)
Window to side aspect. Built in wardrobes.

Bedroom Three / Study

8' 8" x 7' 5" (2.64m x 2.26m)
Window to front aspect.

Bathroom

Modern suite comprising wc, bath with shower over, wash basin and heated towel rail. Part tiled walls. Tiled floor.

Front Garden

Small lawn area. Driveway leading to the garage.

Rear Garden

Laid to lawn with brick borders. Patio area with path leading to the side gate and garage door.

Garage

Power and lighting.



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Property Ref:
HST107715 - 0003

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