



**POPPIES, 3 STATION ROAD**

Earls Colne, CO6 2ER

**Guide price £480,000**

**DAVID  
BURR**







## Poppies, 3 Station Road, Earls Colne, CO6 2ER

Poppies is a deceptively well proportioned detached bungalow, cleverly extended by the current owners, set back into a slightly elevated plot and enjoying a high degree of privacy all round, and with a delightful south westerly facing rear garden.

Particular features include a substantial sitting room incorporating a garden room, separate dining room and lots of parking with potential to stable a motor home (subject to size). The property has been well cared for and there is potential to expand the living accommodation still further through conversion of the garage or use of the loft room (subject to planning permission and/or building regulation approval). The bungalow is conveniently located for village amenities including two village general purpose stores, the golf club, bus stops and other important amenities.

The recessed replacement entrance door and matching side light provide access to an L shaped hallway. The hallway divided by a feature archway which leads to the inner section and this in turn provides access to the sitting room, bathroom, dining room and a very deep airing cupboard. There are bi-fold doors from the entrance hall leading to stairs which in turn rise to the attic room (the stairs are quite steep and feature a narrow treads). The attic is a very useful area with plenty of storage potential and recesses, and a Velux skylight type window for natural lighting.

The sitting room has been extended and incorporates the original formal sitting area with fireplace in sandstone with hearth surround and inset electric fire. The sitting room opens to form a garden viewing area which overlooks the rear garden and features French doors to the patio and windows across the rear for a very pleasant view of the delightful rear garden. The main bedroom is of generous size and features very useful full width and height wardrobes providing an excellent amount of storage and hanging space, and window to front. The second bedroom is a double bedroom and features a window to the front elevation. The bathroom is fitted with a white suite and complemented by a tiled floor area and walls incorporating a double ended bath and back to the wall furniture incorporating low level WC and hand wash basin.

The dining room has also been extended and over looks the rear gardens with windows to rear. There is a useful storage cupboard and access through to a rear lobby. The rear lobby provides access to the shower room with shower cubicle, low level WC and hand wash basin. It also provides access to the exterior and side passage and there is a doorway through to the kitchen/breakfast room.

The kitchen/breakfast room features rolled edge counter tops, drawers and cupboards both at floor and eye level, there is a gas hob, eye level electric oven and grill. Window to the rear and door leading out to the patio and rear garden.

The property is approached by a block paved driveway opening out to large parking expanse suitable for the stabling of numerous vehicles (including a motor home subject to size). The front garden is screened offering a high degree of privacy and there is side access via two individual gates to the rear garden. The garage features an up and over type door and a door to the side. Within the garage is a gas central heating boiler. Additionally, there is a ladder and access to ample eaves storage.

The rear garden in south westerly facing and features a well proportioned paved patio area ideal for entertaining with a pergola. There are lawn areas over two tiers incorporating a pond and water cascade with further patio located to the rear. The garden is very private and features a variety of flower and shrub beds, pear tree and timber built shed suited to the bottom right hand corner.

The well presented accommodation comprises:

Two double bedrooms	Bathroom
Large sitting room and garden room	Seperate shower room
Seperate dining room	Kitchen/breakfast room
Close to major village amenities	Ample parking
Private south westerly facing garden	

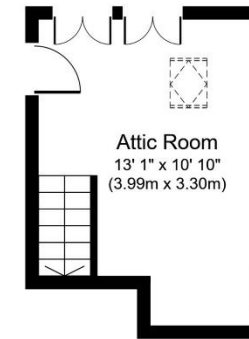
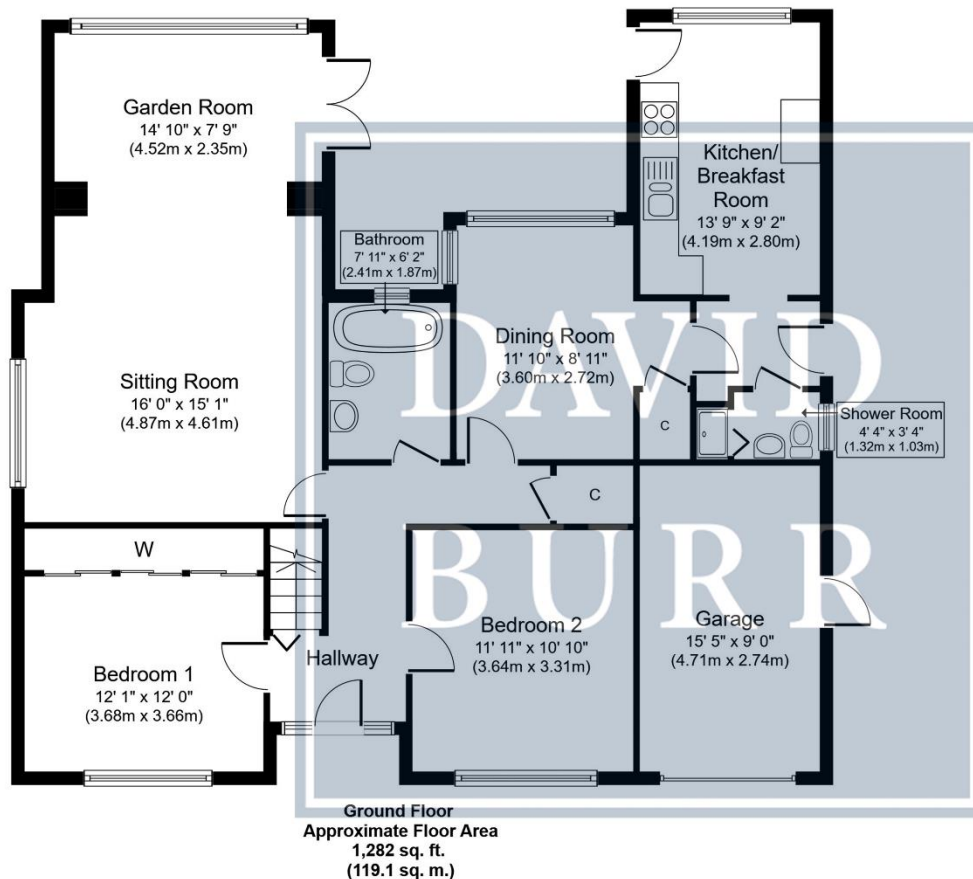
### Location

Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports centre, primary school, doctors' surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

### Access

Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Additional information**

- Services: Main water, electricity and drainage.
- Gas fired heating to radiators. EPC rating: TBC Council tax band: D
- Broadband speed: up to 1000 Mbps (Ofcom).
- Mobile coverage: EE, O2, Three & Vodafone – Limited (Ofcom).
- None of the services have been tested by the agent.
- Local authority: Braintree District Council (01376) 552 525.
- Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

**Contact details**

- Castle Hedingham (01787) 463404
- Long Melford (01787) 883144
- Clare (01787) 277811
- Leavenheath (01206) 263007
- Bury St Edmunds (01284) 725525
- Woolpit (01359) 245245
- Newmarket (01638) 669035
- London (020) 7390888
- Linton & Villages (01440) 784346



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