



11 RAINBOW WAY

Colne Engaine, CO6 2HZ

Guide price £375,000 to £385,000

**DAVID
BURR**



11 Rainbow Way, Colne Engaine, Essex, CO6 2HZ

Substantially extended and modernised in 2020, a highly impressive three bedroom semi detached house of approximately 1300sqft., located within a village centre cul-de-sac, and enjoying a private rear garden. The property now benefits from flexible and well proportioned accommodation ideally suited to a young family, which includes a large sitting room and additional playroom or snug, superb kitchen/dining room, three generous bedrooms and an en-suite.

The delightful Village of Colne Engaine is located on the Essex/Suffolk border and features a Village Shop, Church, Primary School and Public House. The property is also ideally situated for access to the A12, A120 and mainline railway stations at Kelvedon, Colchester and Marks Tey.

A part glazed composite entrance door and side light to the entrance hall which features two understairs storage cupboards and stair flight ascending to first floor level. The hallway leads through to the kitchen/dining room and the snug. Amtico wood effect floor covering which stems from the hallway and extends through to the snug/playroom and the kitchen/dining room. The kitchen/dining room is a very well proportioned area and features timber countertops and composite style sink with mixer tap, shaker style cupboards at floor and eye level providing ample storage including integrated dishwasher. There is space for a range style cooker with complimentary styled splashback and extractor canopy over head. Custom unit for the housing of side by side style fridge-freezer incorporating wine rack and over head cupboard and a larder style cupboard to the side, window and stable style door providing access to the rear garden and opening through to the playroom/snug. This room is equally well proportioned and provides access via French doors to the rear garden.

The cloakroom features a white suite. The utility room is fitted with a counter top, sink top and storage cupboard. From the kitchen/dining room is access through to the sitting room. The focal point of this room is the fireplace with inset wood burning stove. The room also features a very large window allowing for a vast amount of natural light to flood in and combined with the overall size, this room makes for a very impressive living space.

To the first floor the principal bedroom is of excellent size with a large window allowing for a lot of natural lighting. There are two deep recess storage areas providing very useful space and a recently fitted ensuite with WC, hand basin and shower cubicle. There are two further well proportioned bedrooms to the rear of the property and a modern bathroom suite featuring bath with overhead shower, handwash basin with vanity cupboards below and low level WC.

Exterior

The front garden is stone covered and provides off road parking potential for two to three vehicles subject to size. There is side access to the rear garden which features paved patio area, lawn and includes a well proportioned storage shed. The garden is very secluded.

The well presented accommodation comprises:

Three generous bedrooms	Cloakroom
En-suite shower room	Utility room
Family bathroom	Playroom/snug
Large Sitting room with log burner	Cul-de-sac location
Impressive kitchen/dining room	Village centre

Agents note;

We understand the extension was constructed approximately 5 years ago. The kitchen and bathroom were replaced at the same time. The internal doors are natural wood with vertical fluting and the boiler is a combi type located in the rear bedroom.

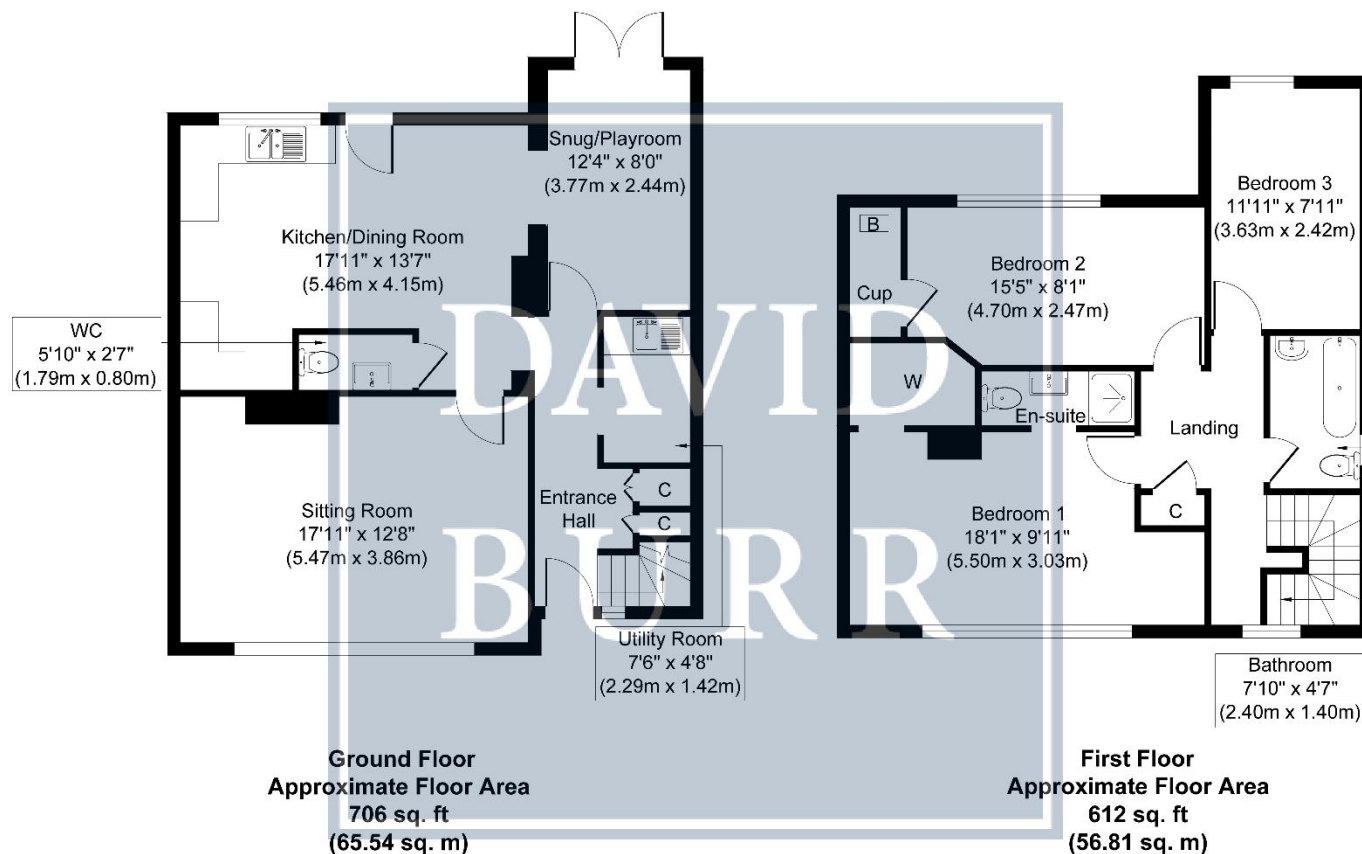
Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 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 55 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 min





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: C Council tax band: C

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone - Outside (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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**DAVID
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