

## Hall Road, Great Bromley

**\*\*Guide Price £475,000 - £500,000\*\*** An exciting opportunity to purchase a beautifully finished new-build 3 bedroom, 2-bathroom home positioned on an exclusive development in the picturesque village of Great Bromley. This opulent home has been thoughtfully designed and finished to an incredibly high standard.

Guide price £475,000

# Hall Road

Colchester, CO7



- Hyperfast full fibre broadband of Speeds upto 900mbps
- Off road parking
- Gated Development
- Underfloor heating
- 10 year warranty
- West facing garden
- Detached

## The Property

This stunning three bedroom, two bathroom barn conversion is an exceptional property, showcasing the perfect blend of contemporary luxury and rustic charm. With underfloor heating and an air source heat pump, this home is incredibly energy efficient and comfortable all year round. The large open plan kitchen and living area is ideal for modern family living, providing ample space to cook, dine, and relax. The vaulted ceiling adds to the sense of space and light, while the LVT flooring adds a touch of elegance and style. Overall, this is a unique and truly exceptional property that must be seen to be appreciated.

## The Outside

The enclosed west-facing garden is a peaceful oasis that offers plenty of space for outdoor activities and relaxation. The garden which is mostly laid to lawn also benefits from a patio which is accessed via 2 large bi-folds from the kitchen/living room. To the front of the property there is sufficient parking for 2 cars.

## The Area

Great Bromley is a tranquil village located in the heart of the Essex countryside, yet within easy reach of Colchester, Ipswich, and London. The village boasts a local primary school, village hall, and a friendly pub, making it perfect for families and those seeking a peaceful rural lifestyle.

## Further Information

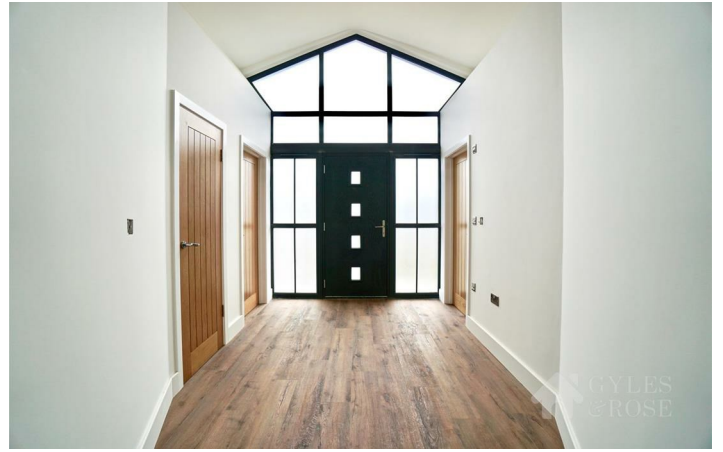
Heating - Air source heat pump/underfloor heating + septic tank

Council Tax - TBC

Estate Management fee - TBC

10-year structural defect warranty

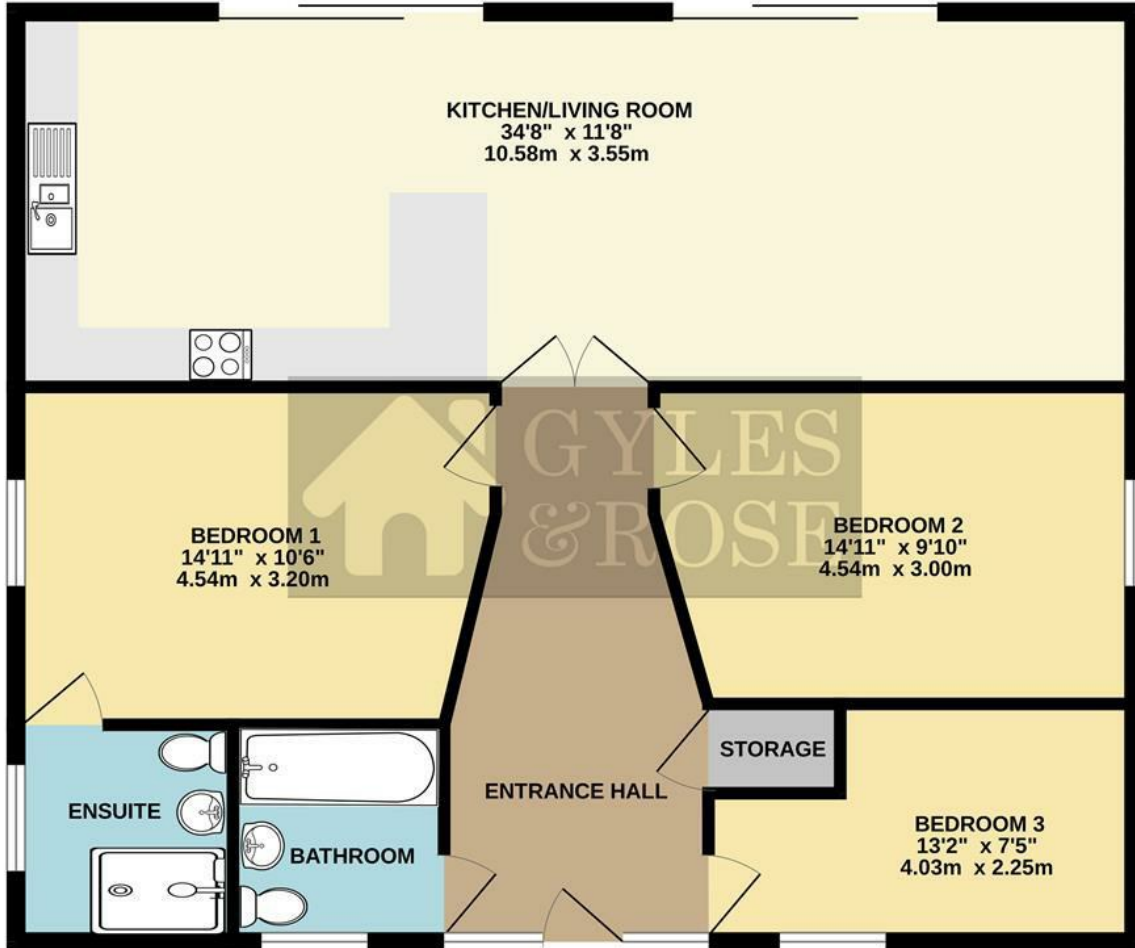
NB: The images are virtually staged and CGI's have been used for illustration purposes only.





Floor Plan

GROUND FLOOR  
1002 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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