

## Great Bromley

This detached 4-bedroom bungalow in Great Bromley offers a tranquil living experience. With a well-thought-out design, spacious rooms, and a beautifully landscaped garden, it provides an ideal retreat for those seeking comfort in a serene village location.

Guide price £390,000

# Meadow Close

Great Bromley, Colchester, CO7



- Village location
- Garage
- 2 Bathrooms
- Bungalow
- Generous sunny garden
- Off road parking
- Detached
- 4 Bedrooms

## The Property

The interior of this substantial lateral property in Great Bromley is designed to impress with its spacious and well-appointed rooms.

The property boasts four generous bedrooms, including the principal bedroom with an ensuite and its own private garden. There is a good-sized family bathroom that caters to the needs of the remaining bedrooms with a bath, low level WC and basin.

The kitchen is spacious and enjoys ample worktop space. There is a timber-framed extension off of the kitchen that is currently being used as an entertaining space with a bar and space to dine. This unique addition adds character and provides an inviting space for entertaining guests or enjoying meals with loved ones.

Thanks to its dual-aspect lighting, the living room is generously proportioned and bathed in natural light. A cosy open fire adds warmth and ambience, creating a welcoming atmosphere for gatherings and relaxation.

Overall, the substantial lateral layout of this bungalow offers a harmonious blend of practicality and style, making it an ideal home for those who value spaciousness, comfort, and a touch of uniqueness in their living spaces.

## The Outside

The garden offers a delightful mix of functional and relaxing spaces. Bathed in sunlight, it provides a sunny retreat for outdoor activities and leisurely moments.

At present, the garden features three sheds, providing ample storage space for various items. However, it is advisable to confirm if the sheds will remain with the property.

A raised decked area is perfectly designed for hosting barbecues and al fresco dining. It offers a spacious and elevated platform where residents and guests can enjoy outdoor cooking and socializing.

For those seeking a low-maintenance area for relaxation, the garden boasts a dedicated space with artificial grass. This area eliminates the need for regular mowing and upkeep while providing a lush green ambience for unwinding and enjoying leisure time.

## The Area

Great Bromley is a 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

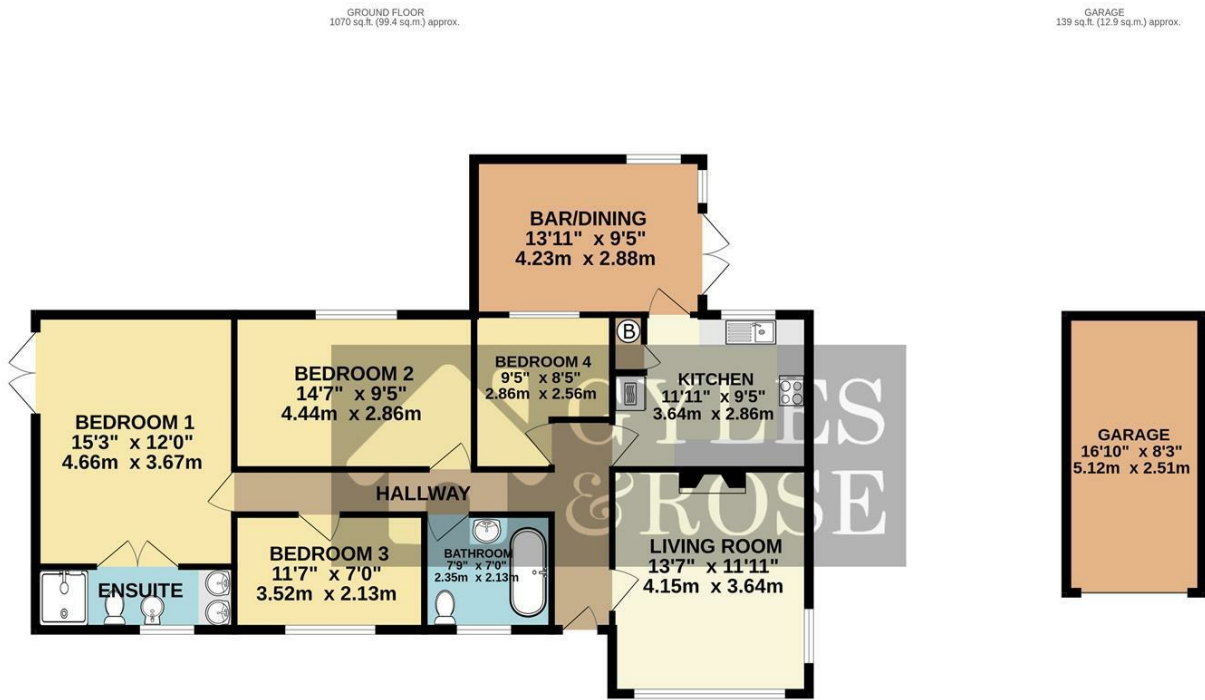
Tenure - Freehold

Council Tax - Tendring C

Heating on Electric Economy 7, Mains water and Sewage.



# Floor Plan



GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.

GARAGE  
139 sq.ft. (12.9 sq.m.) approx.

TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key: energy efficient - lower running costs</p> <p>(82-91) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(39-60) <b>C</b></p> <p>(15-58) <b>D</b></p> <p>(29-54) <b>E</b></p> <p>(17-38) <b>F</b></p> <p>(1-26) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>78</p>	<p>Key: environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(11-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>C</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC