



## Great Bromley, Colchester

This 4-bedroom detached home is located in Great Bromley and boasts stunning countryside views. Occupying a good sized plot, the property itself is both spacious and well presented but also provides potential for modernisation and personalisation.

Guide price £475,000

# Chase Road West

Great Bromley, Colchester, CO7



- 4 bedroom detached home
- Great Bromley
- Stunning countryside views
- Exceptional downstairs entertaining space
- Double garage
- Off street parking

## The Property

The kitchen is located at the front of the house and has good natural light from a large window overlooking the garden. It provides ample storage and there's also a dining area.

There is also a separate dining room that leads onto the living area via double doors.

The living room is large, extending over 20 feet, and has sliding doors leading to a garden room, offering a flexible space for relaxation and entertainment. From here the garden can be accessed directly via double doors.

The downstairs entertaining space in this property is unparalleled and a convenient guest cloakroom completes the offerings of the ground floor.

Upstairs, you'll find four spacious and well presented double bedrooms. The family bathroom is modern and beautifully presented, featuring tiled flooring, a tiled backsplash around the bath and overhead shower, as well as contemporary fixtures.

## The Outside

The front of this detached house features a modest front garden, with a neatly maintained lawn. It's enclosed by a combination of hedges and a wall, offering a degree of privacy. A paved driveway provides convenient off-street parking, and there's also a double garage for added parking space or storage.

The rear garden is a generously sized, sunlit space, primarily laid to lawn. There's a paved area that's currently set up for outdoor dining. One of the standout features of the garden is the impressive countryside views that provide a serene backdrop.

## 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 friendly pubs, making it perfect for families and those seeking a peaceful rural lifestyle.

## Further Information

Tenure - Freehold

Council Tax - Tendring, Band D

Oil Central Heating

Mains Water, Sewage and Electricity

Seller position - needs to find a purchase





# Floor Plan



TOTAL FLOOR AREA : 1828 sq.ft. (169.8 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
	79		C
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales EU Directive 2002/91/EC	