







## Property Description

### Braiswick Place – Homes to Be Enjoyed

Built by renowned local developer Arbora Homes, Braiswick Place is an exclusive collection of 27 high-specification homes, thoughtfully designed to create a welcoming community while embracing modern sustainable building practices. Each home has been carefully crafted to provide stylish, practical and comfortable living spaces for relaxing, entertaining and everyday life.

Arbora Homes is known for its modern style combined with traditional quality, with meticulous attention to detail throughout. Homes benefit from premium finishes, high energy efficiency and layouts that seamlessly connect indoor and outdoor living.

Sustainability is at the heart of the development. All homes achieve a minimum EPC rating of B, with 100% renewable energy supplied via Air Source Heat Pumps, electric vehicle charging points, and energy-efficient windows and doors, helping to reduce both environmental impact and running costs.

Nestled within the north-western fringe of Colchester, Braiswick offers peaceful residential living with excellent access to local amenities. Green open spaces, nearby shopping and a strong community feel combine with easy links into Colchester and the wider region, making it an ideal location for modern family living.

Braiswick Place offers a superb selection of three, four & five bedroom homes. Contact us today to arrange your viewing.

## Hall

17' 1" x 9' 8" ( 5.21m x 2.95m )

## Study

11' 1" x 8' 9" ( 3.38m x 2.67m )

## Lounge

17' 7" x 12' 1" ( 5.36m x 3.68m )

## Kitchen/Dining Area

35' 4" x 13' 1" ( 10.77m x 3.99m )

## Utility

12' 2" x 5' 9" ( 3.71m x 1.75m )

## Garage

23' 3" x 11' 1" ( 7.09m x 3.38m )

## Master Bedroom

12' 8" x 12' 5" ( 3.86m x 3.78m )

## Dressing Room

9' 2" x 5' ( 2.79m x 1.52m )

## En-Suite

9' 2" x 3' 9" ( 2.79m x 1.14m )

## Bedroom Two

12' 5" x 12' 1" ( 3.78m x 3.68m )

## Dressing Room

9' 2" x 5' 9" ( 2.79m x 1.75m )

## En-Suite

7' 5" x 5' 9" ( 2.26m x 1.75m )

## Bathroom

12' 5" x 7' 2" ( 3.78m x 2.18m )

## Bedroom Three

12' 1" x 10' 8" ( 3.68m x 3.25m )

## Bedroom Four

12' 1" x 9' 8" ( 3.68m x 2.95m )

## Landing

20' 7" x 9' 8" ( 6.27m x 2.95m )

## Bedroom Five

19' x 12' 5" ( 5.79m x 3.78m )

## Shower Room

## Playroom

19' x 13' 8" ( 5.79m x 4.17m )

## Agent's Notes



CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













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3a High Street  
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EPC Rating:  
 Exempt

Tenure: Freehold

**view this property online [connells.co.uk/Property/CCH308982](https://connells.co.uk/Property/CCH308982)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CCH308982 - 0009