Plot 3 Brook Street, Colne Engaine

Pocock + Shaw

Plot 3 Brook Street
Colne Engaine
Essex
CO6 2JB

A beautifully crafted, brand new detached house set within an exclusive development of just three properties. Designed with traditional styling, this impressive residence features bright and spacious open-plan living, complemented by a generous garden, private garage, and ample off-road parking.

Offers in Excess of £595,000

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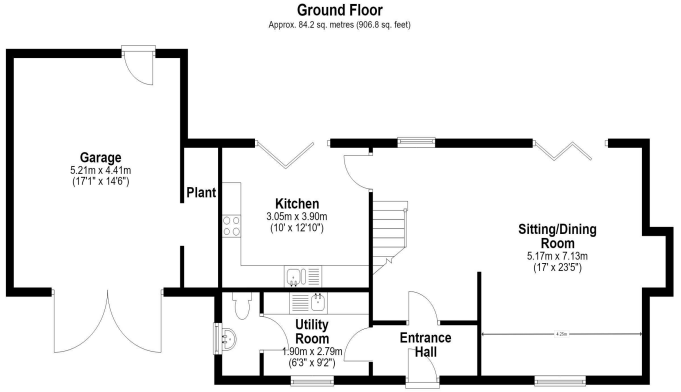
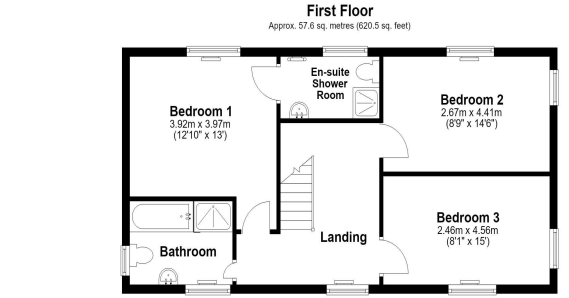
The village of Colne Engaine is a highly sought after and pretty village in the Colne Valley set in attractive scenic countryside about 5 minutes' drive from the historic and picturesque market town of Halstead with Colchester being approximately 30 minutes. Additionally, some four to five miles away is the renowned Essex Golf and Country Club. The village has an excellent shop, primary school and local pub. There is easy access to the A12, M11 and M25 with Marks Tey mainline station approximately 15-20 minutes' drive offering regular services to London Liverpool Street.

Tenure The property is freehold.

Services
Mains water, drainage and electricity are connected.
Air souurce heat pump.
The property is not in an conservation area. The property is in a very low flood risk area.
The property has a registered title.
Internet connection, basic: 10Mbps, Ultrafast: 1000Mbps.
Mobile phone coverage by the four major carriers available. EPC: To be assessed
Council Tax TBC Braintree Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 141.9 sq. metres (1527.4 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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