

# 9 Mill Lane - Guide Price £600,000

Colne Engaine Colchester Essex CO6 2HY

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Estate & Letting Agents



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# Guide Price £600,000

## The Property

Nestled in the charming village of Colne Engaine, this delightful detached home on Mill Lane offers the perfect blend of comfort, space and convenience.

Beautifully arranged throughout, the property features two generous reception rooms, providing versatile living accommodation ideal for both relaxing with family and entertaining guests. The three well-proportioned bedrooms offer comfortable retreats, ensuring space for growing families and those seeking flexible living.

Complementing the accommodation are two modern bathrooms, thoughtfully designed to meet the demands of busy family life and make everyday routines effortless.

A particular highlight of this home is the exceptional off-road parking, with space available for up to eight vehicles, a rare and highly desirable feature that easily accommodates visiting family and friends.

Enjoying a picturesque setting within this sought-after village, the property offers the tranquillity of countryside living whilst remaining within easy reach of Colchester's extensive range of amenities, schooling and transport links.

Whether you are searching for a peaceful village lifestyle or a spacious family home with excellent practicality, this wonderful property on Mill Lane presents an outstanding opportunity. Early viewing is highly recommended to fully appreciate all that it has to offer.

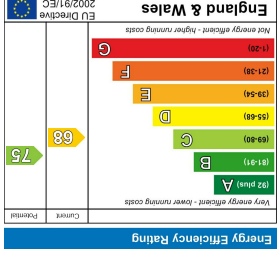
## Features

- **THREE BEDROOM CHALET BUNGALOW**
- **POPULAR VILLAGE OF COLNE ENGAINE**
- **LARGE REAR GARDEN**
- **DOUBLE GARAGE**
- **OFF ROAD PARKING**
- **WITHIN EASY REACH OF COLCHESTER'S AMENITIES, SCHOOLS AND TRANSPORT LINKS.**
- **PEACEFUL VILLAGE SETTING WITH A CHARMING COUNTRYSIDE FEEL.**
- **TWO VERSATILE RECEPTION ROOMS IDEAL FOR FAMILY LIVING AND ENTERTAINING.**
- **THREE WELL-PROPORTIONED BEDROOMS OFFERING COMFORTABLE ACCOMMODATION.**
- **SPACIOUS AND FLEXIBLE LAYOUT SUITABLE FOR A RANGE OF BUYERS.**



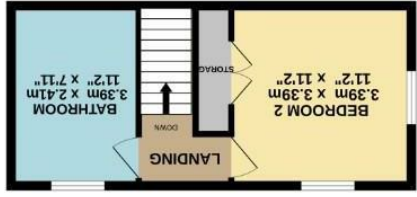
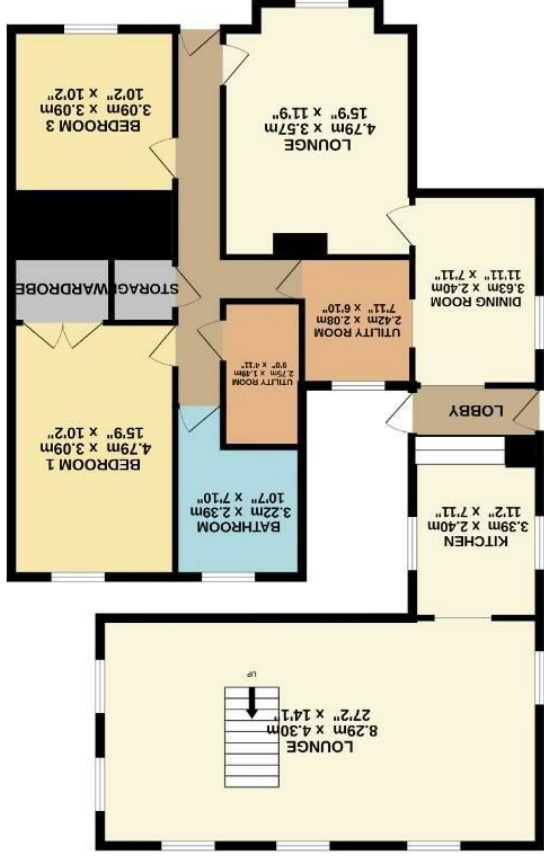


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error. Prospective purchasers, The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2025

TOTAL FLOOR AREA: 148.2 sq.m. (1595 sq.ft.) approx.



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