

# 22 Homefield Way - Offers In Excess Of £325,000

Earls Colne Colchester CO6 2SP

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Estate & Letting Agents



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# Offers In Excess Of £325,000

## The Property

Nestled in the charming village of Earls Colne, this delightful two-bedroom bungalow on Homefield Way offers a perfect blend of comfort and convenience. The property features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The two bedrooms providing space for a small family or professionals seeking a peaceful retreat.

The bathroom is thoughtfully designed, ensuring functionality and comfort. The house is situated in a friendly neighbourhood, surrounded by picturesque countryside, making it an excellent choice for those who appreciate the beauty of rural living while still being within easy reach of Colchester's amenities.

With its inviting atmosphere and practical layout, this property presents a wonderful opportunity for first-time buyers or those looking to downsize. The local area boasts a range of shops, schools, and recreational facilities, ensuring that all your daily needs are met.

This charming home is not just a place to live; it is a place to create lasting memories. If you are seeking a tranquil lifestyle in a vibrant community, this house on Homefield Way is certainly worth considering.

## Features

- Detached Two Bedroom Bungalow
- Cul-De-Sac Location
- Bay Fronted
- Modern Bathroom
- Driveway & Garage
- Large Plot
- Modern Kitchen
- Attractive Gardens
- Close To Local Amenities
- Village Location



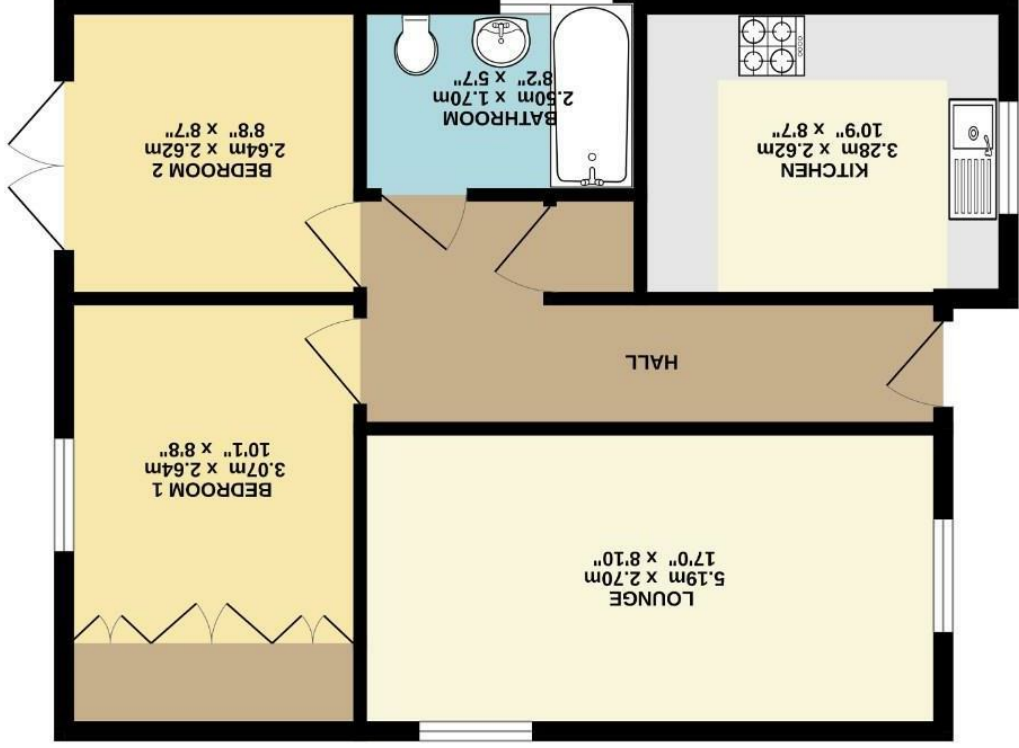




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



GROUND FLOOR  
52.2 sq.m. (562 sq.ft.) approx.



Whist every attempt has been made to ensure the accuracy of the footprint contained there, 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 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.

Made with Mapbox 6/2025

TOTAL FLOOR AREA: 52.2 sq.m. (562 sq.ft.) approx.

