

oakheart



£525,000

Offers In Excess Of
Bourne Brook View, Earls Colne

Situated on the incredibly sought after Havard Place development constructed by Bellway Homes in circa 2021, is this immaculate and extensively improved four bedroom detached family home that boasts a wealth of salient and enviable features!

Havard Place is a neat, high end development that is sandwiched between the Villages of Earls Colne and Colne Engaine, making it convenient for those looking to walk to amenities whilst benefitting bus links to Halstead and Colchester City. This property enjoys a noticeably

peaceful position on the development down a quiet no through road abutting established greenery.

The current occupiers have spared no expense in the vast improvements they have made in their now impeccable residence and it is now offered for sale for new owners to enjoy. Briefly summarising, both the kitchen and utility have been replaced to match with white ceramic sinks and gold detailing over herringbone tiled splash backs. A hot tap in the kitchen, newly laid high pile carpets throughout, bespoke fitted storage units in

and work surface in the study. Bespoke fitted media units with solid timber shelving in the lounge as well as a bespoke tv unit with an integrated electric feature fireplace. Fitted wardrobe units in both ensuite bedrooms. A new EV charger. A new personnel door to the garage from the garden and an extensive garden re-design to include; All new patio paving from the dining room and side gate, inset decorative flower bedding, a fire pit egg chair seating area, Oak framed BBQ and dining terrace, Yellow Balau decking dining area and new turf in the centre!

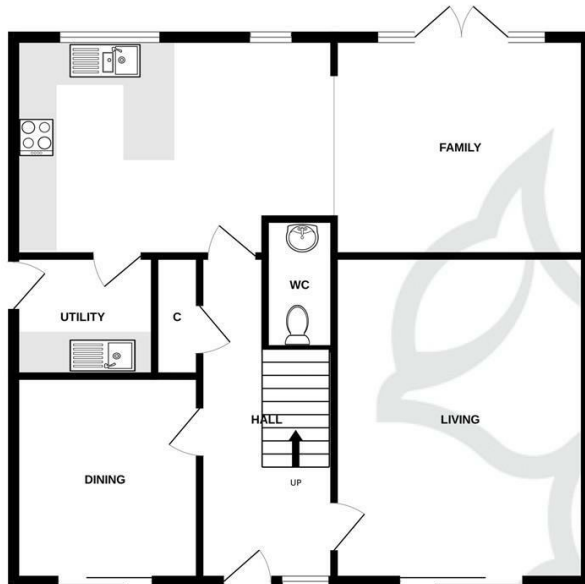




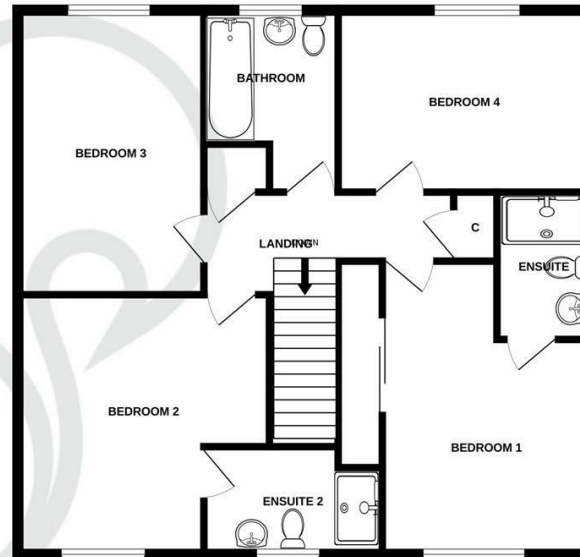




GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1512sq.ft. (140.5 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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Local Authority:
Braintree District

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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