



Eastdene
White Colne, Essex

**DAVID
BURR**



Eastdene, Bures Road, White Colne, Colchester, Essex, CO6 2QA

Set in the Colne Valley, White Colne is an attractive village, surrounded by countryside offering open meadows, ancient woodland and riverside walks. The village of Earls Colne has several pubs, shops and other services. Chappel and Wakes Colne branch line station is 1.4 miles away. Marks Tey station is 7 miles and Colchester station 10 miles, both offering a direct rail service to London Liverpool Street. There is convenient access to the A12 and A120.

Set within a 0.5-acre total plot size is a two-bedroom detached bungalow of timber framed construction enjoying a rural aspect whilst retaining a convenient position for the centre of the historic North Essex village of White Colne. Offering an accommodation schedule arranged via a single reception room, the property has benefitted from a previous programme of extension and in its current form offers two double bedrooms with a Jack and Jill family bathroom. Notable improvements and retained features include UPVC framed double glazed windows, a fitted kitchen, fully tiled bathroom, and an attractive aspect across side and rear elevations over the established, well-screened gardens. Enjoying an elevated position, the property further benefits from a detached double garage with private off-street parking via a tarmac driveway and established, diversely planted grounds, offering considerable privacy extending to approximately 0.5 acres.

A two-bedroom detached bungalow of timber framed construction set within a total plot size of approximately 0.5 acres with further benefits including a detached double garage, tarmac driveway and enjoying convenient access to the centre of the village of White Colne.

Obscured panel-glazed timber door opening to:

ENTRANCE HALL: 7' 5" x 3' 5" (2.27m x 1.06m) With panel door opening to:

KITCHEN: 11' 7" x 9' 1" (3.54m x 2.78m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap above, window range to front and side in addition to space and plumbing for a washing machine/dryer. Folding door opening to:

SITTING ROOM: 22' 11" x 12' 9" (7.01m x 3.90m) The principal reception room with casement window to front, further casement window to side affording views across the parking area and gardens. Recessed, archway unit with glass shelving, rear mirror and storage units below. Door to linen store housing water cylinder with useful fitted shelving. Obscured glass panel door opening to:

UTILITY ROOM (accessed via entrance hall): 7' 6" x 5' 9" (2.29m x 1.76m) Housing oil fired boiler.

CLOAKROOM: 4' 11" x 4' 1" (1.51m x 1.25m) With half height tiling and fitted with ceramic WC and wash hand basin.

INNER HALL: 13' 8" x 2' 10" (4.19m x 0.87m) With wood effect clad security door providing external access to the parking area, fitted base unit and further door to:

BEDROOM 1: 18' 10" x 11' 3" (5.76m x 3.44m) With casement window to side affording views across the established, well-screened rear gardens. Double doors opening to walk-in wardrobe with attached hanging rail. Door to:

JACK AND JILL FAMILY BATHROOM: 10' 7" x 7' 6" (3.25m x 2.31m) Fitted with ceramic WC, wash hand basin within a fitted base unit,

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bath with shower attachment and tiling above in addition to a fully tiled, separately screened shower. Door to:

BEDROOM 2: 11' 3" x 8' 8" (3.45m x 2.66m) With casement window to side.

Outside

The property is approached via a rising tarmac driveway with brick border and twin wrought iron gates opening to a private parking area, space for approximately four vehicles. Direct access is provided to the:

DOUBLE GARAGE: 16' 0" x 15' 6" (4.89m x 4.73m) With twin doors to front, light and power connected.

The gardens are one of the property's most striking features with established borders to front, side and rear, range of mature trees, shrubs, flowers and strategic planting. Offering a total plot size of approximately 0.5 acres, the overall site benefits from considerable maturity having been developed throughout many decades over the course of the previous owners tenure.

AGENTS NOTE: The property is understood to date from the 1960s and is of timber framed construction, we would advise you seek specialist mortgage advice to ensure finance is obtainable.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 940Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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EPC RATING: E. A copy of the energy performance certificate is available on request.

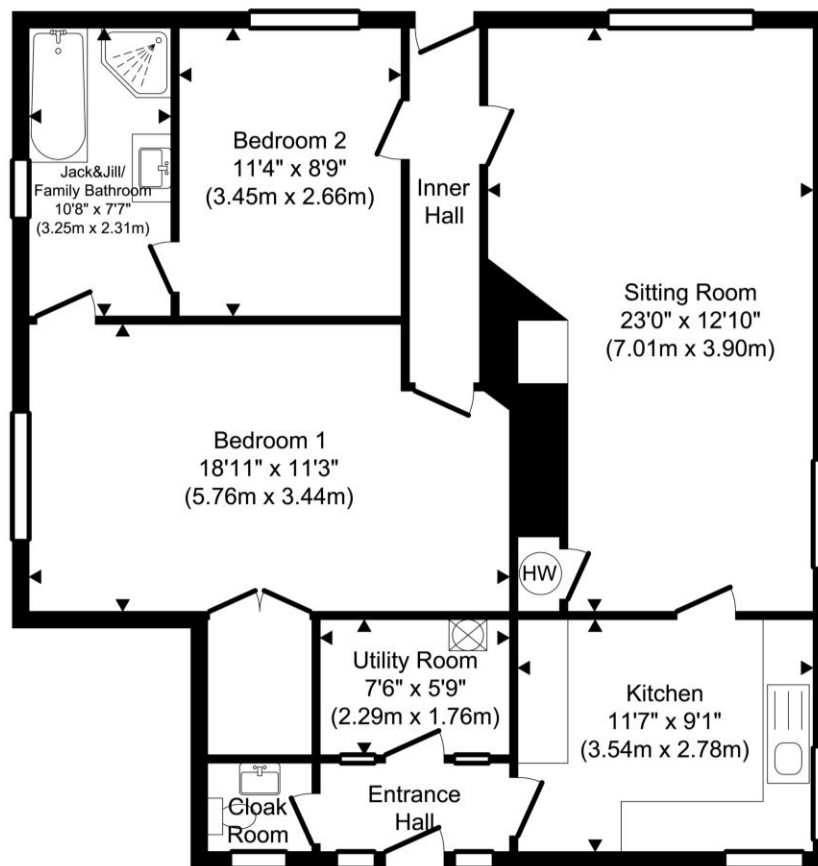
WHAT3WORDS: ///exhale.expectant.over

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HD (01376 552525). **BAND:** D

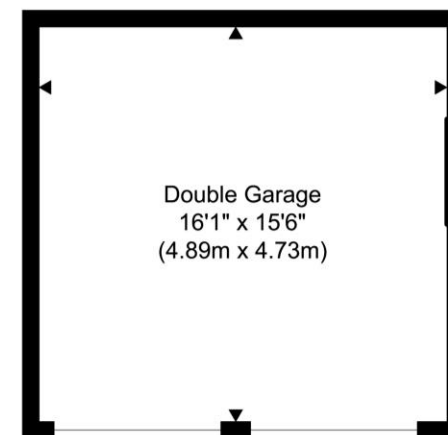
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
932.26 sq. ft.
(86.61 sq. m)



Garage
Approximate Floor Area
248.86 sq. ft.
(23.12 sq. m)

TOTAL APPROX. FLOOR AREA 1181.12 SQ.FT. (109.73 SQ.M.)

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