



NP NICHOLAS
PERCIVAL

For Sale. 2 Brickhouse Road
Colne Engaine, Colchester, Essex CO6 2HL

2 Brickhouse Road is a well presented semi-detached period property, displaying a wealth of character charm including exposed timbers, beams and brickwork. The property is situated in a rural setting on the edge of the popular village of Colne Engaine nestled in the Colne valley and enjoys countryside views.



The property offers three bedrooms, (located on the ground floor, a study could easily be used as a work from home office or a small bedroom), sitting room, dining room, kitchen / breakfast room, three first floor bedrooms, the main with en-suite shower room, family bathroom and cloakroom.

There is a block-paved driveway that provides parking in addition to the single garage, and a beautifully planted enclosed rear garden.

A porch welcomes you to the property providing a useful space for the storage of coats and shoes. In turn the porch opens to the spacious dining room, that in common with much of the property, features exposed timbers and beams, and to the rear French doors provide access to the flagstone sun terrace which enjoys a southerly facing aspect. The dining room also benefits from Oak flooring and the galleried landing overlooks this space.

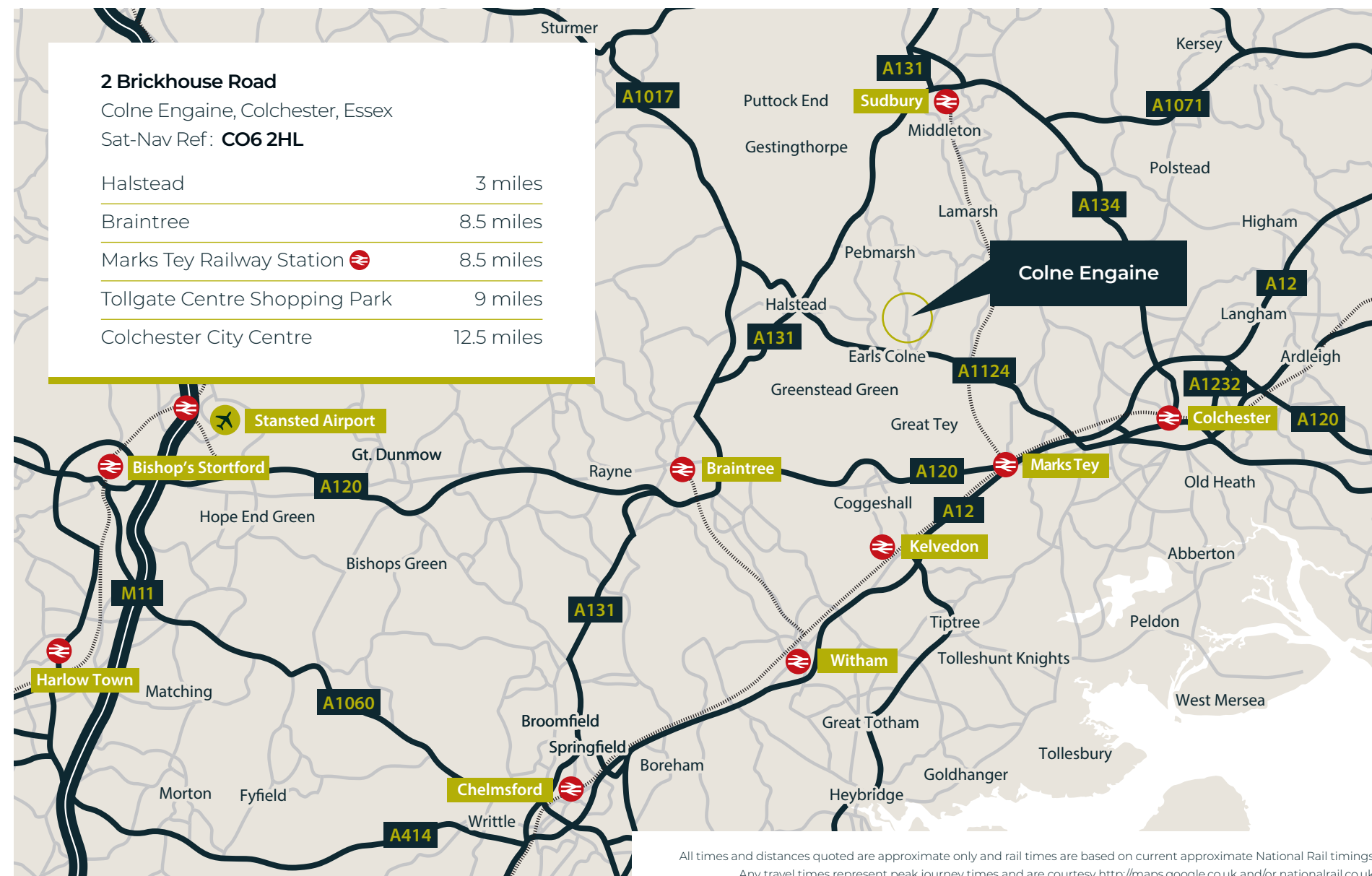
The central focus of the sitting room is undoubtedly the impressive, open fire-place with exposed brick surround, timber beams span the room and French doors provide access to the sun terrace. The kitchen / breakfast room features an oil-fired Aga, integrated dishwasher and integrated washing machine. Ample storage is provided by a good array of cupboards and drawers, and the butler sink is set within a granite worksurface. There is also an American style fridge freezer which will remain at the property once sold. French doors again provide direct access to the sun terrace.

The ground floor room is located to the front of the property and could easily be utilised as a work from home office for those that require it, or a small bedroom. The cloakroom completes the ground-floor accommodation and is comprised of a w/c and handbasin.

Ascending the stairs to the first floor, the galleried landing overlooks the dining room and provides access to the three first floor bedrooms and all bedrooms enjoy views of the rear garden.

The main bedroom is a well-proportioned double with twin wardrobes and is accompanied by a large en-suite shower room, with walk in shower (with both rainfall shower head and mixer hose), handbasin set within a vanity unit, w/c and heated towel rail. The second bedroom is also a spacious double, and the third, a single bedroom with fitted wardrobe. The family bathroom completes the internal accommodation and is comprised of a free standing bath with mixer hose attachment, pedestal handbasin, heated towel rail and w/c.

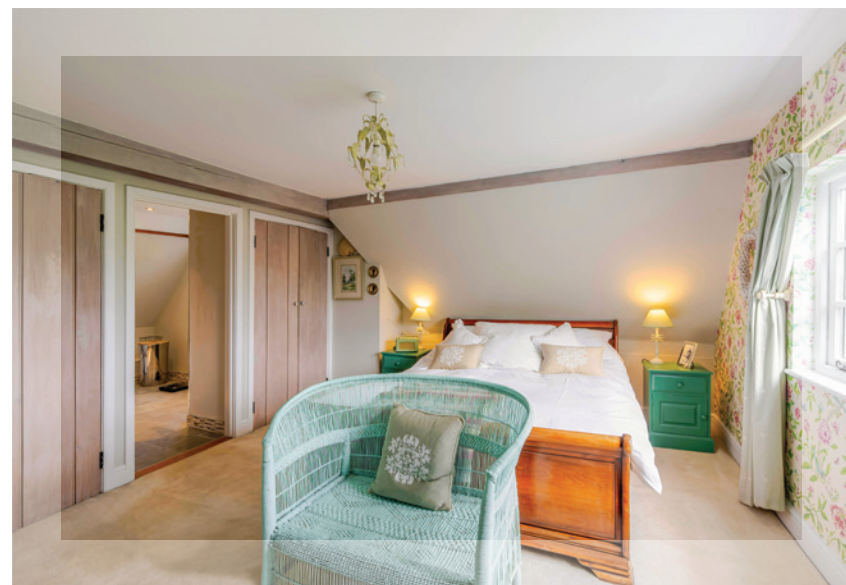




Brickhouse Road is located on the edge of the popular North Essex village of Colne Engaine which is situated on the Essex / Suffolk border, nestled amongst the rolling countryside of the Colne and Stour valleys. The village amenities include a primary school, convenience store with post office counter and popular public house.

The village of Earls Colne is a short driveway and provides a wider range of facilities including a small supermarket, chemists, doctors' surgery, dentists, and a range of popular eateries

Slightly further afield is the city of Colchester with mainline rail service to London Liverpool Street in around 55 minutes as well as all the leisure, recreational and shopping facilities expected of a major regional centre including first rate secondary education options.

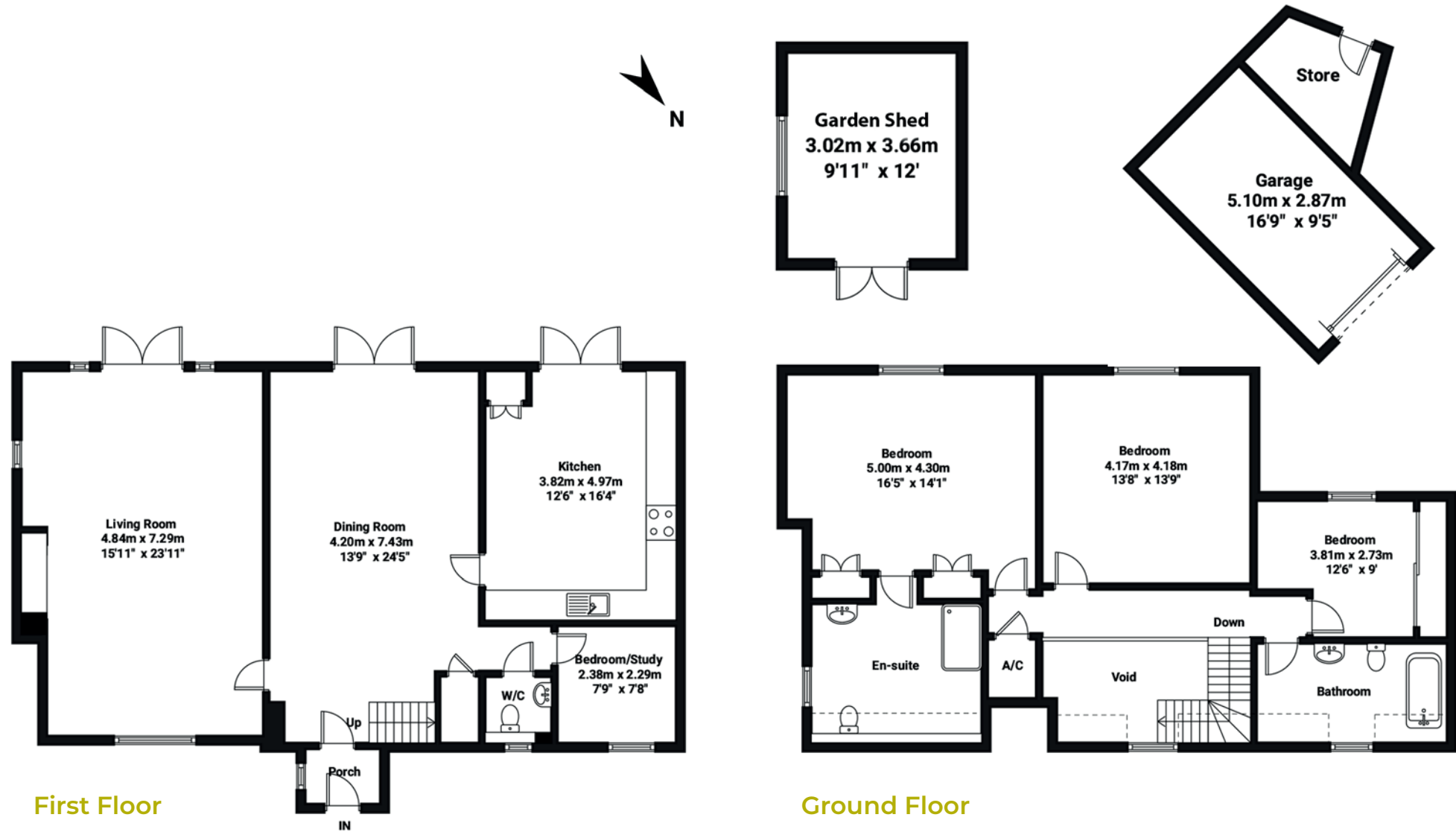




Tenure Freehold | Oil-Fired Central Heating | EPC Awaited | Underfloor Heating to both floors
Private Drainage System | Mains Water and Electricity Connected | Council Tax Band E

To the front of the property there is a block-paved driveway that provides off road parking in addition to the single garage, which benefits from an electronic door, power and light are also connected. Adjacent to the garage is a small storage shed, again power is connected to this space. To the rear the sun terrace spans the width of the property making the most of the southerly aspect, and provides an excellent space for the entertainment of friends and family.

The well-stocked garden features a range of mature beds, borders, trees and shrubs as well as a lawned area. To the rear of the plot is a garden shed that has power and light connected



2 Brickhouse Lane, Colne Engaine

Total Approximate Floor Area: 2204 SqFt (204.76 SqMt)

House: 1881.4 SqFt (174.79 SqMt) | Garage: 203.7 SqFt (18.92 SqMt) | Garden Shed: 119 SqFt (11.05 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.



01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.