



1 BONES YARD, COLNE ENGAINE,

COLCHESTER, ESSEX CO6 2FA

**NP** NICHOLAS  
PERCIVAL



Offered with no onward chain (is this large detached five-bedroom family home that enjoys a quiet cul-de-sac position upon a private road) in the popular village of Colne Engaine, nestled in the North Essex / South Suffolk countryside. The property offers two bedrooms with ensuite facilities, a family bathroom, sitting room, dining room, study, kitchen / breakfast room, utility room and cloakroom. There is off-road parking, a large single garage and enclosed rear garden. The internal accommodation totals cx,xxx square feet of living space.

Tenure Freehold | Service Charge Applies c£240 pa | Gas Central Heating Underfloor Heating to the Ground Floor | EPC B | Council Tax Band F



## Property

This five-bedroom detached family home is located on a quiet private road, and is offered with no onward chain.

The entrance hallway contains a useful cupboard for the storage of coats and shoes and provides access to the study / snug at the front of the property.

The central focus of the sitting room is the cosy electric feature fireplace, and double doors lead through to the dining room, though this room is presently used as a TV Room. The sitting room also allows direct access to the garden via patio doors.

The heart of the home is undoubtedly the well-equipped kitchen / breakfast room. The shaker

style units are set within an attractive quartz worksurface, with ceramic sink. Integrated appliances include a fridge / freezer, dishwasher, range cooker and accompanying extractor hood. Ample storage is provided by a good array of cupboards (one containing a water-softener) and drawers, that includes a full-height, pull-out larder cupboard. There is ample room for a table and chairs enabling for informal dining and this family friendly area also allows space to place a sofa for additional comfort.

To the rear of the kitchen / breakfast room the utility room contains space and plumbing for both a free-standing washing machine and free-standing tumble dryer. Additional work

and storage space is provided and the gas boiler is also contained within. The cloakroom completes the ground floor accommodation and is comprised of a toilet with handbasin set within a vanity unit. Underfloor heating spans the ground floor, with radiators to the first.

On ascending the stairs to the first floor the main bedroom enjoys views over the rear garden and contains a built-in wardrobe. The ensuite is comprised of a shower cubicle with both rainfall head and mixer hose attachment, handbasin set within a vanity unit, toilet and heated towel rail. Bedroom two (to the front of the property) is also a spacious double with built-in wardrobes and the ensuite is similarly appointed as the main bedroom, with shower

cubicle, handbasin set within a vanity unit, toilet and heated towel rail. Bedrooms three and four are both well-proportioned double rooms and the fifth bedroom a very well-sized single room is currently used as a second work from home study. The family bathroom completes the internal accommodation and comprises a bath, separate shower cubicle with both rainfall head and mixer hose attachment, handbasin set within a vanity unit, toilet, and heated towel rail.

## Outside

To the front of the property there is a lawned front garden with shrubbery planting, a driveway that provides off-road parking and a



large single garage with electric door and personnel door to the side. There is a gate that provides side access to the enclosed rear garden. The garden is mainly laid to lawn with mature trees and shrubs to the boundary. There is a patio adjacent to the sitting room and that provides an excellent space for relaxation and entertainment.

### Situation

Bones Yard is located in 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 (rated as good at the latest Ofsted

report), local 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.

### Agents Notes

An annual service charge of c£240 pa applies.

There is air-conditioning supplied to the TV Room and one of the bedrooms. Underfloor heating to the ground floor, radiators to the first floor.

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.

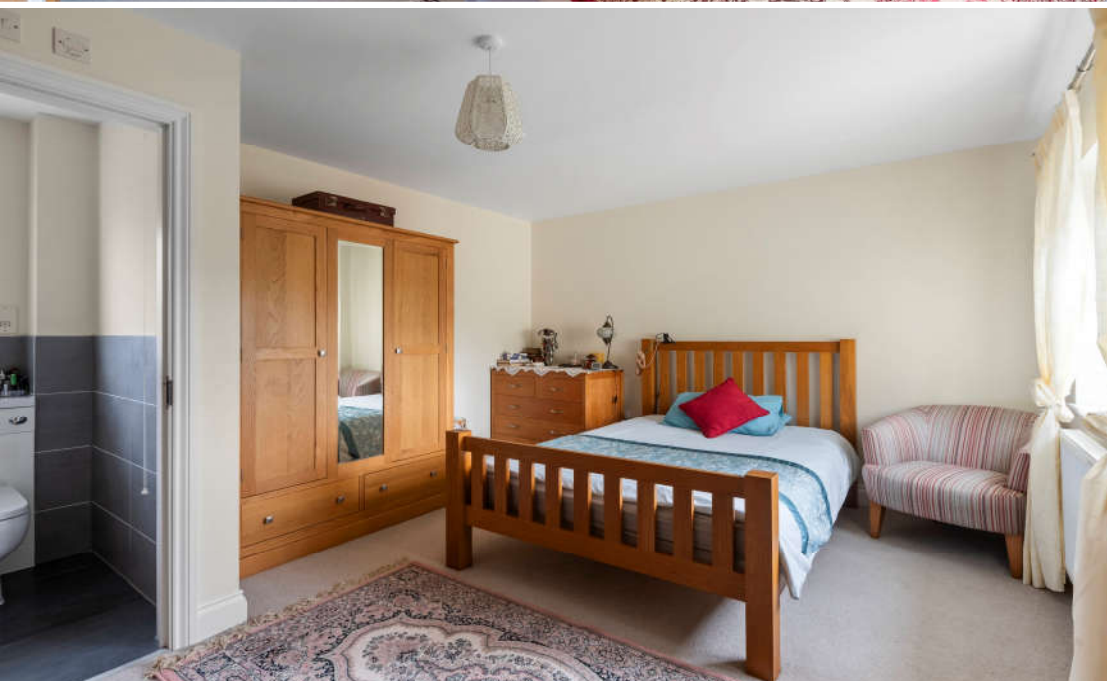
Any measurements quoted are for guidance only.

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.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, **COUNCIL TAX:** Band F. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

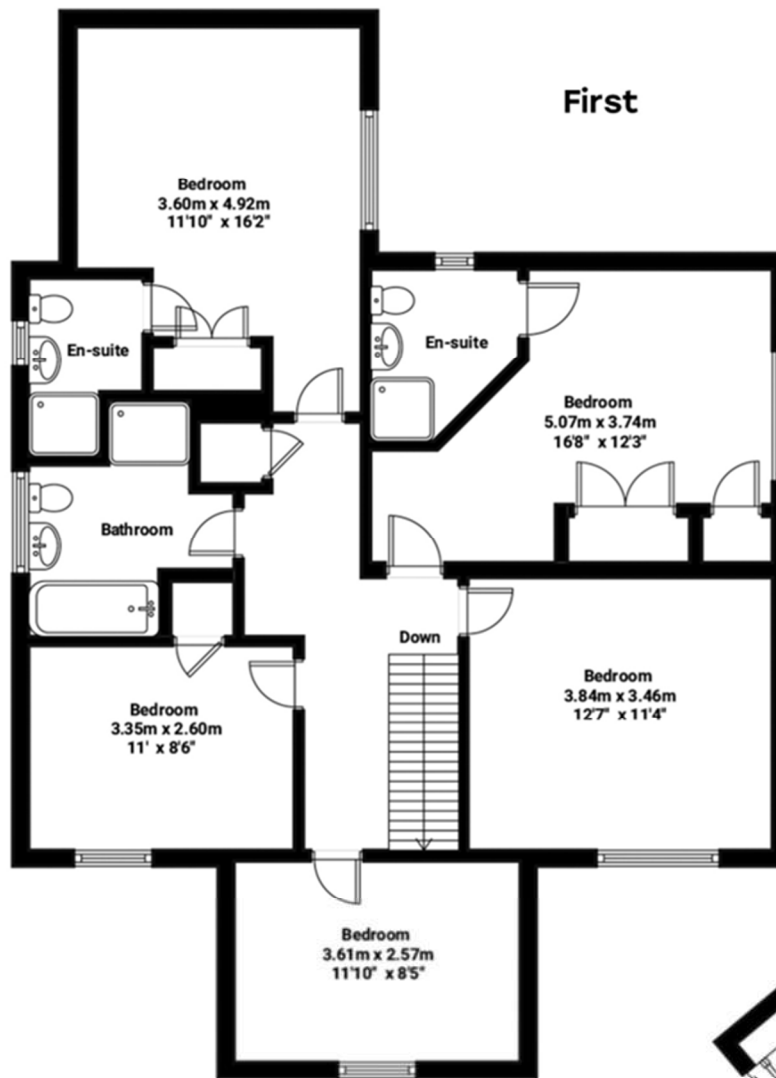
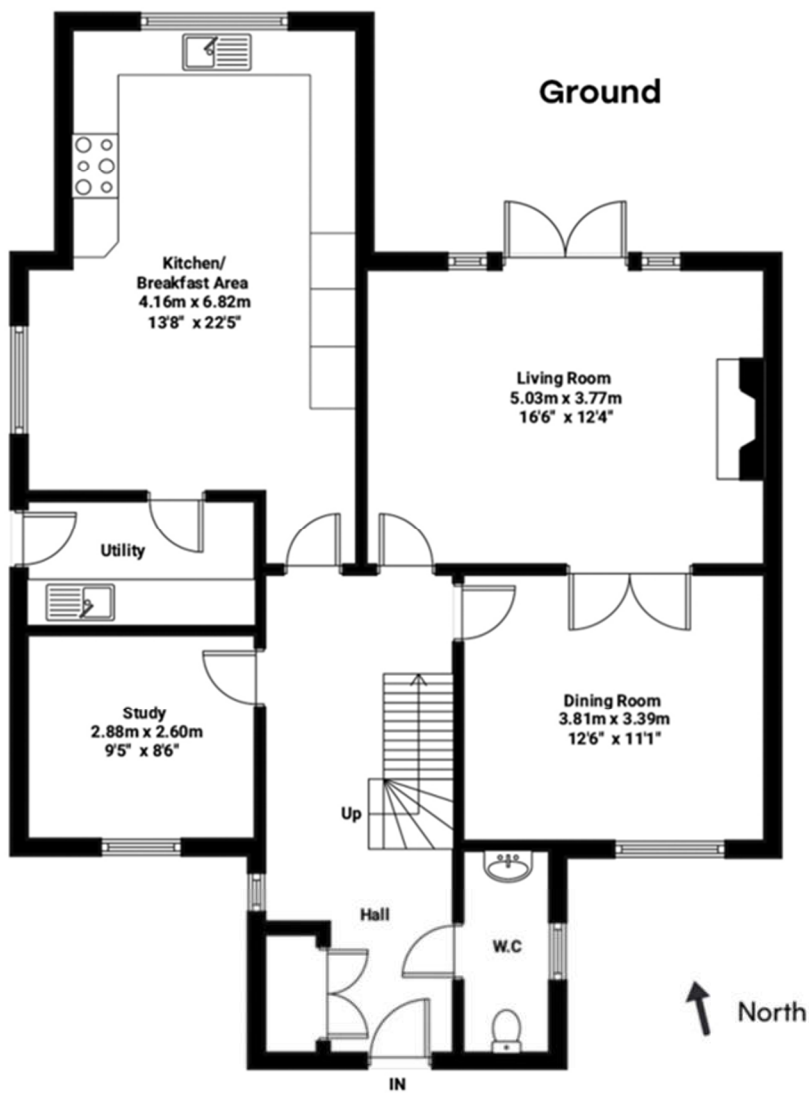
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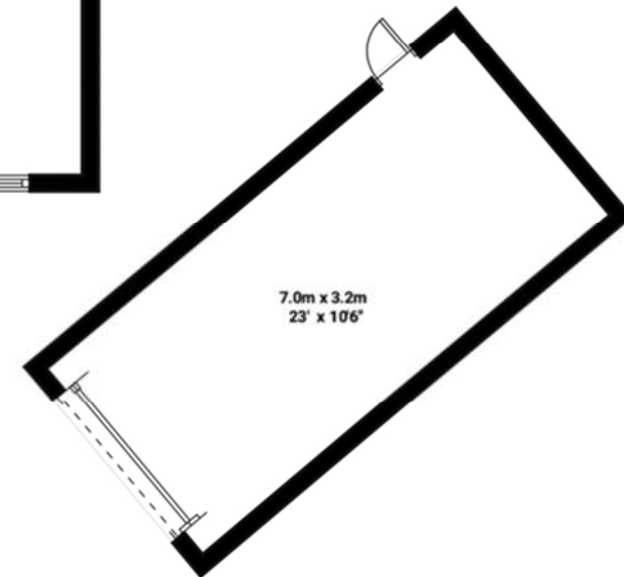








**TOTAL APPROXIMATE FLOOR AREA :**  
**2071.4 sq ft (192.44 sq mt)**  
**House : 1830.3 sq ft (170.04 sq mt)**  
**Garage : 241.1 sq ft (22.4 sq mt)**



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Chartered Surveyors, Estate Agents &  
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