



**56 BROOK STREET**

Colne Engaine, CO6 2JB

**Guide price £489,995**

**DAVID  
BURR**







## 56 Brook Street, Colne Engaine, CO6 2JB

Extensively modernised within more recent years, a superbly presented three bedroom detached bungalow with garage/workshop and secluded rear garden located within the desirable village of Colne Engaine. The property features a particularly well proportioned sitting room with large picture window, impressive kitchen/dining room with timber countertops and a stunning bathroom suite with free standing bath and one and a half sized shower cubicle.

Externally the property is very appealing with cement weather boarding bringing the visual appearance up to date. There is a very useful parking space for a caravan a large L shaped garage/workshop and outbuilding/garden room/home office. The property is situated on the periphery of Colne Engaine close to farmland yet within a short driving distance of Earls Colne and the market town of Halstead.

Part glazed UPVC entrance door and matching side light to well proportioned hallway, with access to loft via hinged loft trap and telescopic ladder, and high quality, timber fluted doors with matching furniture leading to the principal rooms within the property.

The main bedroom features a large floor to ceiling wardrobe with glazed sliding doors, vertical radiator and a window to front. The second guest bedroom features two double fitted wardrobes in oak effect with matching overhead cupboards lighting, power sockets, vertical radiator and window to the side. Bedroom three/study is provided with a particularly deep storage cupboard. It also features a vertical radiator and a window to rear overlooking the patio. The bathroom comprises a luxury four piece suite including large free standing shaped bath with mixer tap, contemporary hand wash basin, low level WC and one and a half sized quadrant shower cubicle, marble effect aqua board panelling, vertical radiator and a window to rear.

The living room is a spacious light filled room with a large picture window to front, wood block flooring, feature electric fireplace, two vertical radiators and bi-fold doors opening to the kitchen dining room. The kitchen dining room is a highly impressive area, with oak effect laminate floor covering. It is a lovely and light room with patio doors to the rear and windows to two elevations. There are oak counter tops, forming large peninsular with white high gloss effect units providing drawers and cupboards and an enamel effect sink top with mixer tap. Integrated appliances include an induction cooker hob with self-cleaning oven below with canopy extractor hood above.

From the kitchen area there is a doorway to the well proportioned utility room (former kitchen) which features counter tops to the sides, excellent storage facilities with cupboards both at floor and eye level, sink top and mixer tap, and space for washing machine, dishwasher, tumble dryer a fridge freezer.

### Outside

The rear garden features a large patio area ideal for entertaining with contrasting paving slabs. There is access along side the building to the front and a stone covered pathway leading to the garage. External power supply and steps leading up to the second tier of the garden which is retained by timber fencing and attractive railings.

Sited within this area is an outbuilding which would be ideal as an office or garden room or indeed temporary sleepover for guests. The building has power supply, lighting and tilt and turn patio door. The garage features a workshop area and is L shaped with a rear door access, power and light connected and motorised shutter type entrance door.

To the front there is a driveway and stone covered garden.

The well presented accommodation comprises:

Three bedrooms	Two tier rear garden with patio
Bedroom three/study	Two driveways
Impressive kitchen/dining room	Garage/workshop
Superb bathroom suite	Peaceful semi-rural location
Double glazed windows	Useful outbuildings

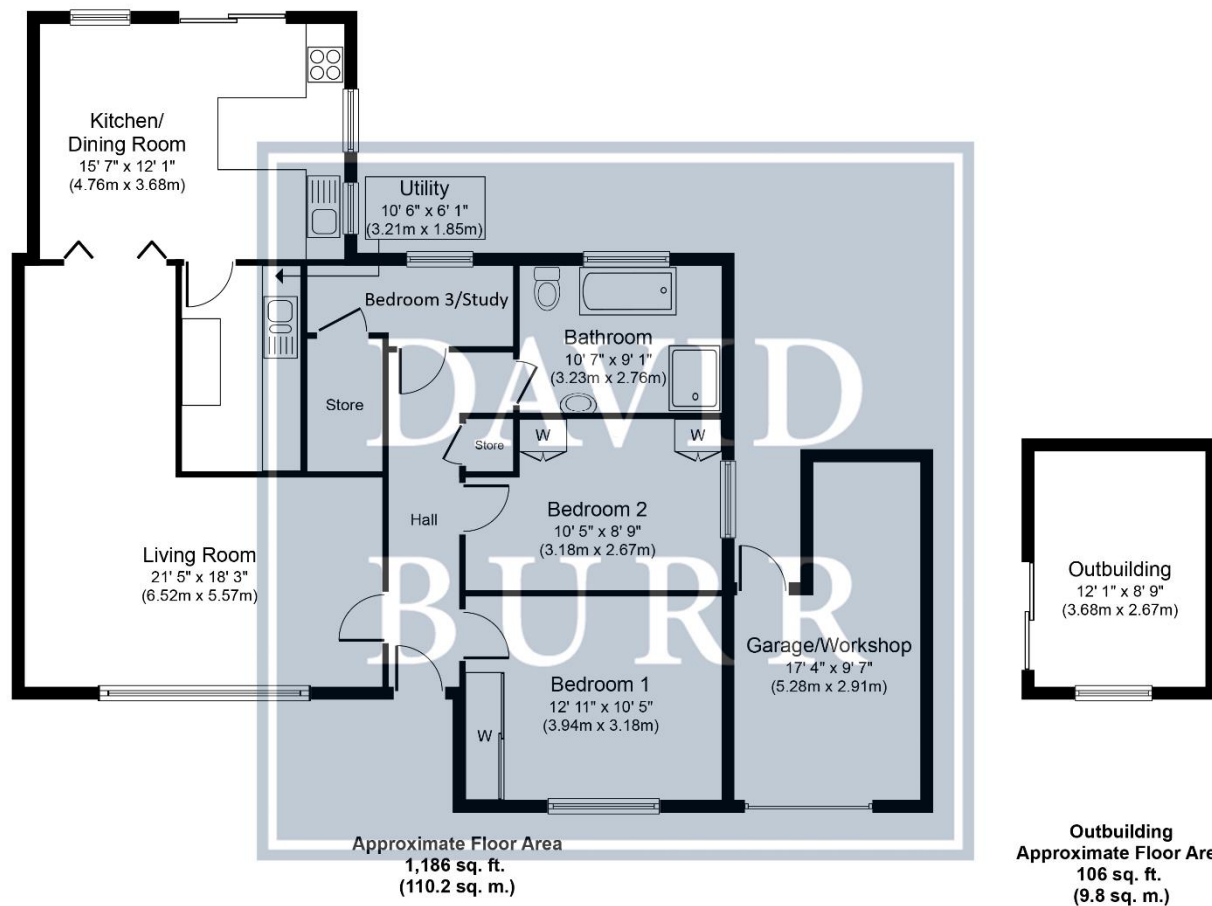
### Location

Colne Engaine is a well-served and highly sought-after North Essex village with a public house, football club, primary school and village shop. The village of Coggeshall is 6 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

### Access

Halstead 3 miles	Marks Tey – Liverpool St 70 mins
Colchester 10 miles	Stansted approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 min





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: C Council tax band: D

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE – Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

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