



## 3 Bedroom Semi-Detached House located in Earls Colne.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 17 Hillie Bunnies

## Earls Colne

### Colchester

#### CO6 2RU



3



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TBC

## FULL DESCRIPTION

### THE PROPERTY

#### NO ONWARD CHAIN

We are pleased to present this charming three-bedroom semi-detached house located in the heart of Earls Colne. This home boasts a spacious, enclosed garden complete with a patio and decking area, a garage, three comfortable bedrooms, a generous lounge, and a separate kitchen and dining room. This inviting family home offers plenty of space and appeal. Viewings are recommended.

### LOCATION

Earls Colne offers excellent local schools and recreational facilities in close range. Its proximity to Colchester provides easy access to larger retail shops and easy road connections making it ideal for commuters heading to London or nearby cities.

### ENTRANCE HALL

Stairs to first floor, under stairs recess, double glazed window to rear, radiator.

### LOUNGE

**16' 2" x 10' 9" (4.93m x 3.28m)**

Double glazed window to rear, radiator.

### DINING ROOM

**11' 3" x 9' 6" (3.43m x 2.9m)**

Double glazed window to rear, radiator.

### KITCHEN

**11' 9" x 7' 4" (3.58m x 2.24m)**

Stainless steel single bowl and drainer sink unit with fitted eye and base level units, roll top work surfaces, space available for dishwasher, built in oven, hob and extractor, double glazed window to rear.

### UTILITY ROOM

**11' 0" x 6' 9" (3.35m x 2.06m)**

Space for fridge freezer, wash basin.

### WC

Low level wash basin, radiator, obscure double glazed windows to rear.

### LANDING

Access to loft.

### BEDROOM 1

**10' 9" x 12' 0" (3.28m x 3.66m)**

Double glazed windows to rear, radiator, built in wardrobe.

### BEDROOM 2

**11' 10" x 10' 10" (3.61m x 3.3m)**

Double glazed window to rear, radiator.

### BEDROOM 3

**10' 4" x 7' 0" (3.15m x 2.13m)**

Double glazed window to rear, radiator, storage cupboard.

Asking Price Of  
**£375,000**



#### **BATHROOM**

White suite comprising of paneled bath with shower above, wash basin, low level wc, radiator, obscure double glazed windows to rear.

#### **OUTSIDE UTILITY**

**7' 0" x 8' 0" (2.13m x 2.44m)**

Space for washing machine and tumble dryer.

#### **GARAGE**

Up and over door, personal door to rear garden.

#### **REAR GARDEN**

Lay to lawn, patio area and decking area, fully enclosed by panel fencing.







**17 Hillie Bunnies, Earls Colne CO6 2RU**



## FLOORPLAN

## DIRECTIONS

### CONTACT

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