



**52 Colchester Road
White Colne, Essex**

**DAVID
BURR**



52 Colchester Road, White Colne, Essex, CO6 2PP

White Colne is a highly regarded village offering a charming semi-rural lifestyle, surrounded by open countryside yet conveniently positioned for nearby towns. The village enjoys a strong community feel and is well placed for easy access to Earls Colne with its variety of shops and eating establishments and the larger market town of Halstead, which provides a range of independent shops, cafés, schools, and everyday amenities.

The historic city of Colchester lies within easy reach, offering an even wider selection of shopping, dining, leisure facilities, and mainline rail services to London Liverpool Street. The surrounding area is renowned for its scenic countryside walks, making it ideal for those seeking a balance between rural tranquillity and practical connectivity.

- Individually built four-bedroom detached family home
- Two en-suite shower rooms plus a family bathroom
- Deceptively spacious and well-balanced accommodation
- Impressive 20ft kitchen/breakfast room
- Living room with doors to rear terrace, separate dining room
- Countryside views to the rear
- Private, unoverlooked south-facing rear garden
- Detached garage and generous off-road parking
- Located in the sought-after village of White Colne
- Easy access to Halstead and Colchester amenities
- Surrounded by countryside walks and open green spaces
- Ideal blend of village living with excellent commutability

Set back from the road and within the sought-after village of White Colne, this individually built four-bedroom detached family home offers deceptively spacious and thoughtfully arranged accommodation, finished to a high standard throughout. A spacious and welcoming hallway, leads to a well-balanced ground floor layout designed for modern family living and entertaining.

To the front of the property, a formal dining room provides a great space for hosting, while to the rear, the generous dual-aspect living room enjoys excellent natural light and opens directly onto the rear terrace via two sets of double doors. The heart of the home is the impressive kitchen/dining room, extending to approximately 20 feet, offering ample space for everyday family life and informal dining. A convenient ground-floor cloakroom completes the downstairs accommodation.

Upstairs, a spacious landing leads to four well-appointed bedrooms. The principal bedroom and second bedroom both benefit from their own en-suite shower rooms and fitted wardrobes, while the remaining bedrooms are served by a stylish family bathroom. Externally, the property continues to impress with a shingled driveway providing ample off-road parking and a further driveway to the side leading to a detached garage. To the rear, a sunny south-facing terrace leads down to a private, low-maintenance garden, unoverlooked and ideal for outdoor relaxation and entertaining and also benefiting from a covered storage area beneath the terrace.

52 Colchester Road, White Colne, Essex, CO6 2PP

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected.
Gas fired heating via a conventional boiler and cylinder tank.
NOTE: None of these services have been tested by the agent.

EPC RATING:

WHAT3WORDS: domain.porch.welcome

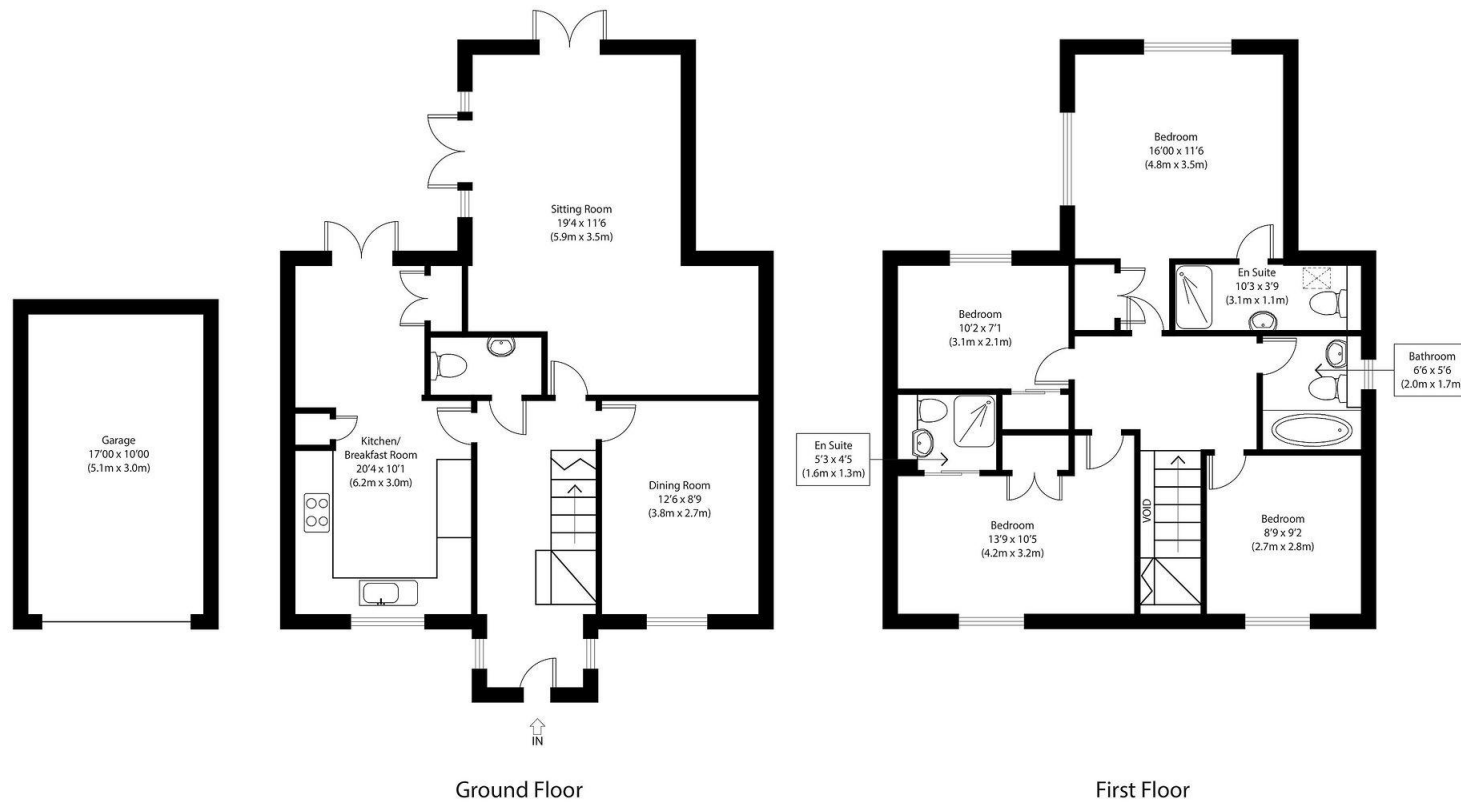
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



52 Colchester Road, White Colne, Essex, CO6 2PP



Approximate Gross Internal Area
Main House 1405 sq ft (130 sq m)
Garage 170 sq ft (16 sq m)
Total 1575 sq ft (146 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.phototahungroup.co.uk

DAVID
BURR

