

A STUNNING COLLECTION OF FIVE DETACHED 2 & 3 BEDROOM BUNGALOWS
WEAVERS CLOSE, BRIGHTLINGSEA, COLCHESTER, ESSEX, CO7 0GJ





WELCOME TO WEAVERS CLOSE

Weavers Close is an exceptional collection of 5 outstanding, two & three bedroom Bungalows positioned in the highly sought-after coastal town of Brightlingsea, near Colchester.

Carefully-designed from the outset and superbly appointed to the very high standards for which Isla Homes Group are locally renown for, these exceptional new homes are a fantastic combination of modern craftsmanship, elegant architecture and practical luxury. They are guaranteed to impress from the first sight through to the finest detail.

In a desirable town, with panoramic coastal surroundings and excellent travel links, these stunning new homes offer a quality retreat within a picturesque coastal setting.







PICTURESQUE SURROUNDINGS

Nestled on the Essex coast, Brightlingsea town is a picturesque escape, surrounded by natural beauty. Its quaint streets offer a variety of dining, pub, and shopping experiences. Enjoy fresh seafood with harbour views at waterfront restaurants or unwind in cosy English pubs, where you'll find both good food and a warm sense of community.

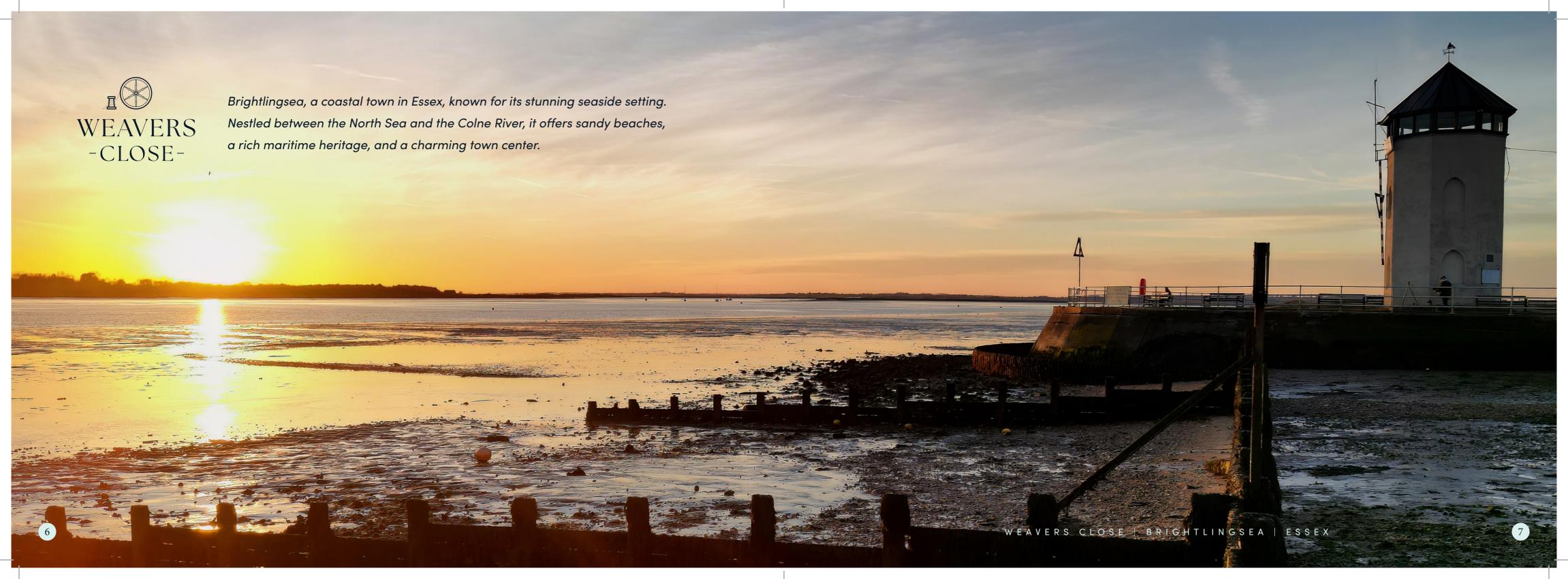
The town's boutique shops and artisanal stores cater to all tastes, offering unique crafts, nautical-themed treasures, and fashionable clothing.

As you explore, the stunning coastal backdrop enhances your experience, making it the ideal place for leisurely strolls, culinary adventures, and shopping excursions. Experience the charm of Brightlingsea, where coastal beauty, delectable dining, and retail therapy combine seamlessly.











STUNNING COASTAL WALKS

Stunning walks along Brightlingsea's coast offer a serene escape to nature's beauty. This coastal treasure in Essex, England, boasts pristine sandy beaches, where the sea breeze and warm sunlight create a tranquil atmosphere while estuaries and marshes provide a haven for birdwatchers.

Brightlingsea's maritime heritage is woven into the landscape, with historic boatyards, colourful beach huts, and fishing boats dotting the shoreline. Concluding your walk, you can savour local seafood in charming cafes or simply enjoy a cup of tea, reflecting on the coastal beauty that makes Brightlingsea's walks truly stunning. These walks offer a rejuvenating escape, blending natural wonder with maritime charm along the Essex coast.







SITE LOCATION

Weavers Close, Church Road, Brightlingsea, Colchester, Essex - To find the development use satnav postcode CO7 0GJ



LOCAL AMENITIES

Brightlingsea Junior School	1 mile
Tesco Express	1 mile
Yachtsmans Arms Brightlingsea	1.2 miles
The Rosebud Pub	1.2 miles
Brightlingsea Beach	1.4 miles

SURROUNDING AREA

Alresford Train Station	3.5 miles
Wivenhoe Train Station	6 miles
Colchester Town	9.7 miles
Chelmsford	38.1 miles
Stansted Airport	45.9 miles

PLOT LOCATION SITE PLAN



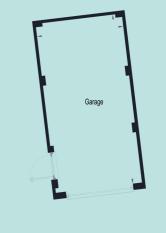


BUNGALOW ONE



- 2 double bedrooms
- En-suite to master
- Urban Myth bespoke kitchen
- Open plan living
- French doors
- Electric garage
- Patio and garden
- Air source heat pumps
- Solar PV panels





Living / Dining	3.536m x 5.8/3m	11ff 8in x 19ff 4in
Kitchen Area	4.098m x 3.778m	13ft 6in x 12ft 5ir
Hall	1.16m x 5.138m	3ft 10in x 16ft 11i
Hall Cup'd	1.159m x 0.852m	3ft 11in x 2ft 10in
Hall Cup'd 2	0.779m x 1.503m	2ft 6in x 4ft 11in
Bedroom 1	3.439m x 3.928m	11ft 3in x 13ft 0in

Bed 1 Cup'd	0.779m x 1.503m	2ft 6in x 4ft 11in
Bed 1 En-suite	2.2m x 1.479m	7ft 3in x 4ft 10in
Bedroom 2	4.05m x 3.068m	13ft 4in x 10ft 1in
Bed 2 Cup'd	0.871m x 0.702m	2ft 11in x 2ft 3in
Bathroom	2.26m x 1.995m	7ft 5in x 6ft 7in
Plot 1 Garage	2.934m x 5.747m	9ft 8in x 18ft 10in

BUNGALOW TWO





- 2 double bedrooms
- En-suite to master
- Urban Myth bespoke kitchen
- Open plan living
- French doors
- Electric garage
- Patio and garden
- Air source heat pumps
- Solar PV panels

Living / Dining	3.536m x 5.873m	11ft 8in x 19ft 4in
Kitchen Area	4.098m x 3.778m	13ft 6in x 12ft 5in
Hall	1.16m x 5.138m	3ft 10in x 16ft 11in
Hall Cup'd	1.159m x 0.852m	3ft 11in x 2ft 10in
Hall Cup'd 2	0.779m x 1.503m	2ft 6in x 4ft 11in
Bedroom 1	3.439m x 3.928m	11ft 3in x 13ft 0in

ed 1 Cup'd	0.779m x 1.503m	2ft 6in x 4ft 11in
ed 1 En-suite	2.2m x 1.479m	7ft 3in x 4ft 10in
edroom 2	4.05m x 3.068m	13ft 4in x 10ft 1in
ed 2 Cup'd	0.871m x 0.702m	2ft 11in x 2ft 3in
athroom	2.26m x 1.995m	7ft 5in x 6ft 7in
lot 2 Garage	3.159m x 7.218m	10ft 5in x 23ft 8in





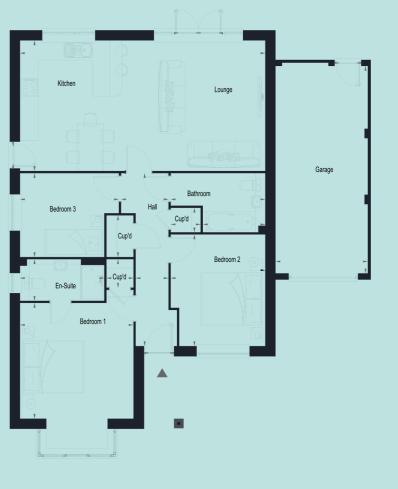
BUNGALOW THREE

- 3 bedrooms
- En-suite to master
- Urban Myth bespoke kitchen with breakfast island
- Open plan living
- French doors
- Electric garage
- Patio and garden Air source heat pumps
- Solar PV panels
- Woodland views with south facing gardens

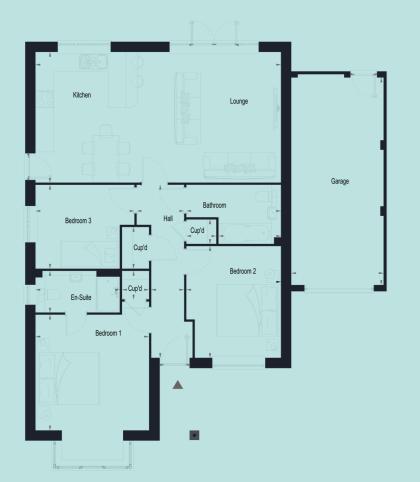


•	
	•
	ڰ

Kitchen / Lounge and Dining	8.347m x 4.435m	27ft 5in x 14ft 6in
Hall	1.100m x 5.890m	3ft 7in x 19ft 4in
Hall Cup'd 1	0.900m x 1.379m	2ft 11in x 4ft 6in
Hall Cup'd 2	1.000m x 0.824m	3ft 3in x 2ft 8in
Bedroom 1	3.847m x 3.925m	12ft 7in x 12ft 10in
Bed 1 En-suite	2.847m x 1.400m	9ft 4in x 4ft 7in
Bedroom 1 Cup'd	0.900m x 0.950m	2ft 11in x 3ft 1in
Bedroom 2	3.200m x 3.790m	10ft 6in x 12ft 5in
Bedroom 3	3.346m x 2.825m	11ft x 9ft 3in
Bathroom	3.200m x 2.100m	10ft 6in x 6ft 11in
Garages	3.159m x 7.218m	10ft 5in x 23ft 8in



BUNGALOW FOUR



- 3 bedrooms
- En-suite to master
- Urban Myth bespoke kitchen with breakfast island
- Open plan living
- French doors
- Electric garage
- Patio and garden
- Air source heat pumps
- Solar PV panels
- Woodland views with south facing gardens

(itchen / Lounge		
and Dining	8.347m x 4.435m	27ft 5in x 14ft 6in
lall	1.100m x 5.890m	3ft 7in x 19ft 4in
lall Cup'd 1	0.900m x 1.379m	2ft 11in x 4ft 6in
lall Cup'd 2	1.000m x 0.824m	3ft 3in x 2ft 8in
Bedroom 1	3.847m x 3.925m	12ft 7in x 12ft 10in
Bed 1 En-suite	2.847m x 1.400m	9ft 4in x 4ft 7in
Bedroom 1 Cup'd	0.900m x 0.950m	2ft 11in x 3ft 1in
Bedroom 2	3.200m x 3.790m	10ft 6in x 12ft 5in
Bedroom 3	3.346m x 2.825m	11ft x 9ft 3in
Bathroom	3.200m x 2.100m	10ft 6in x 6ft 11in
Sarages	3.159m x 7.218m	10ft 5in x 23ft 8in





BUNGALOW FIVE

- 3 bedrooms
- En-suite to master
- Urban Myth bespoke kitchen with breakfast island
- Open plan living
- French doors
- Electric garage
- Patio and garden
- Air source heat pumps
- Solar PV panels
- Woodland views with south facing gardens





Kitchen / Lounge and Dining	8.347m x 4.435m	27ft 5in x 14ft 6in
Hall	1.100m x 5.890m	3ft 7in x 19ft 4in
Hall Cup'd 1	0.900m x 1.379m	2ft 11in x 4ft 6in
Hall Cup'd 2	1.000m x 0.824m	3ft 3in x 2ft 8in
Bedroom 1	3.847m x 3.925m	12ft 7in x 12ft 10in
Bed 1 En-suite	2.847m x 1.400m	9ft 4in x 4ft 7in
Bedroom 1 Cup'd	0.900m x 0.950m	2ft 11in x 3ft 1in
Bedroom 2	3.200m x 3.790m	10ft 6in x 12ft 5in
Bedroom 3	3.346m x 2.825m	11ft x 9ft 3in
Bathroom	3.200m x 2.100m	10ft 6in x 6ft 11in
Garages	3.159m x 7.218m	10ft 5in x 23ft 8in



SPECIFICATION

KITCHEN AND UTILITY ROOMS

- Urban Myth Bespoke kitchens with white snow stone top work surface
- French Grey in Bungalows 1 and 2
- Cashmere Grey in Bungalows 3, 4 and 5
- Bosch integrated fridge/freezer
- 1 x Bosche Electric Oven
- 1 x Bosch microwave
- 1 x Bosch dishwasher
- Bosch induction hob and extractor fan
- Blanco sink and mono bloc tap
- Integrated dishwasher
- LED Downlights to kitchen area
- Breakfast Island (Plots 3, 4, 5)
- Space provided for washing machine & tumble dryer

BATHROOMS

- Porcelain 600 x 600 tiles to floors
- Full Porcelain 600 x 600 tiling around shower
- Contemporary back to wall toilets with concealed cisterns
- White modern sink vanity units
- Single modern tap central to the sink
- Concealed mixer shower valve in master en-suite
- Bar mixer showers to remaining en-suite and bathrooms

HEATING

- Solar PV panels 410 watt all black
- Underfloor 'Wet System' heating is provided through 'Air Source Heat Pumps'
- High levels of floor, wall and loft insulation lead to a highly efficient modern home



INTERNAL FLOORING

- LVT vinyl flooring to Hallway / Dining Room / Utility Room / Cloakroom and Open Living Area
- Carpet in bedrooms

DECORATION

- Pure brilliant white emulsion to all ceilings
- White gloss to all skirting and architraves, window boards
- 'Stone quarry' neutral white emulsion to all walls

JOINERY AND DOORS

- UPVC windows and front door
- UPVC doors to the rear
- Square edge skirting and architrave
- Garolla electric operated roller shutter garage doors

EXTERNAL FINISHES

- Gardens turfed
- External tap to rear of the property
- Front and rear external lightning
- Generous patios and paths of Indian sandstone give a traditional feel and all lawns are turfed
- Blocked paving to driveways
- Homes feature composite front doors
- Oak post feature

ELECTRICAL FINISHES

- Low energy down lighters to the open living area, bathroom, en-suites, master bedroom, bedrooms, hallway, landing and reception rooms
- Double sockets, some with USB in selected rooms
- Ceiling pendant to garage
- CAT 6 cabling to every room for HD Television and Sky TV
- White sockets
- Ring Doorbell and video with chime
- Power in garden
- EV car charger

WARRANTY

• A 10-year Advantage Home Construction Insurance (AHCI) comes with each of the homes at Weavers Close.

A market leading ten year warranty from Advantage is included with every single one of our builds to give our clients peace of mind that the quality of our work is second to none. This goes hand in hand with making sure that these warranties are accepted by almost every single mortgage lender.

As part of our customer service, we take great pride in making sure every Isla Home makes you love your home. Even after our period of warranty finishes, we'll touch base every now and then, to see if there's any after sales services we can provide to enhance your new home ownership experience.











HARRIS + WOOD

colchester@harrisandwood.co.uk 01206 656222 | harrisandwood.co.uk

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from google.co.uk and are approximate only. Please Note. Any specifications listed are correct as intended at the time of going to print. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact interpretation. Any areas, measurements or distances are approximate only. Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.