

BLOOR HOMES AT COLCHESTER
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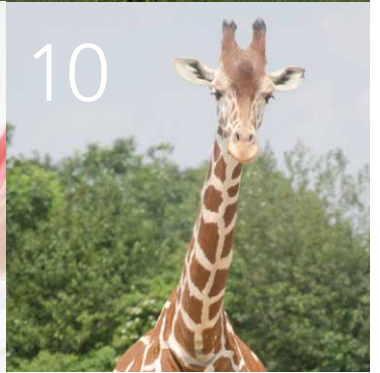
Creating Better Life Experiences.
One Home at a Time.



Bloor Homes at Colchester Sales & Marketing Suite
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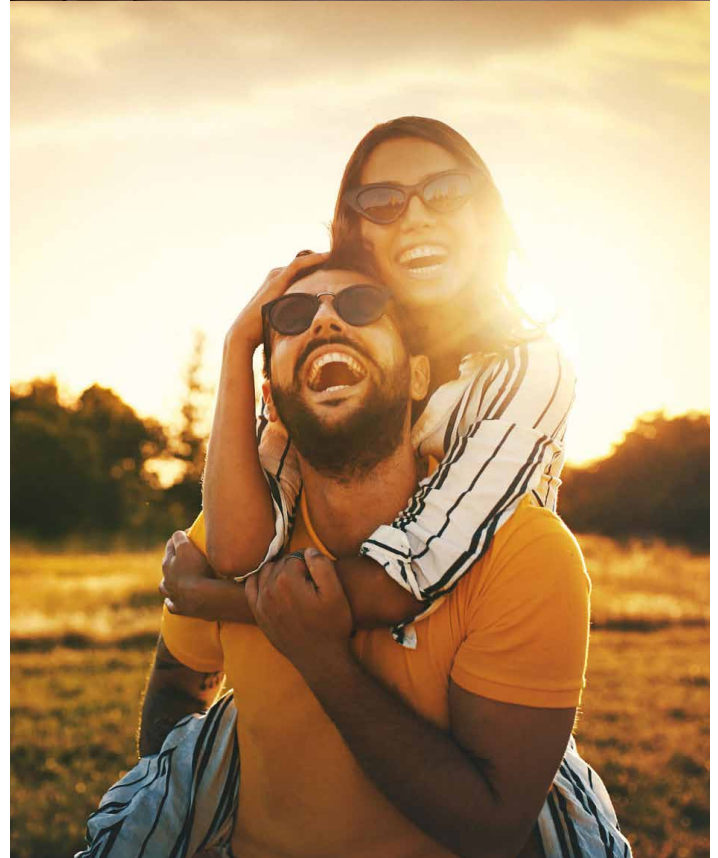
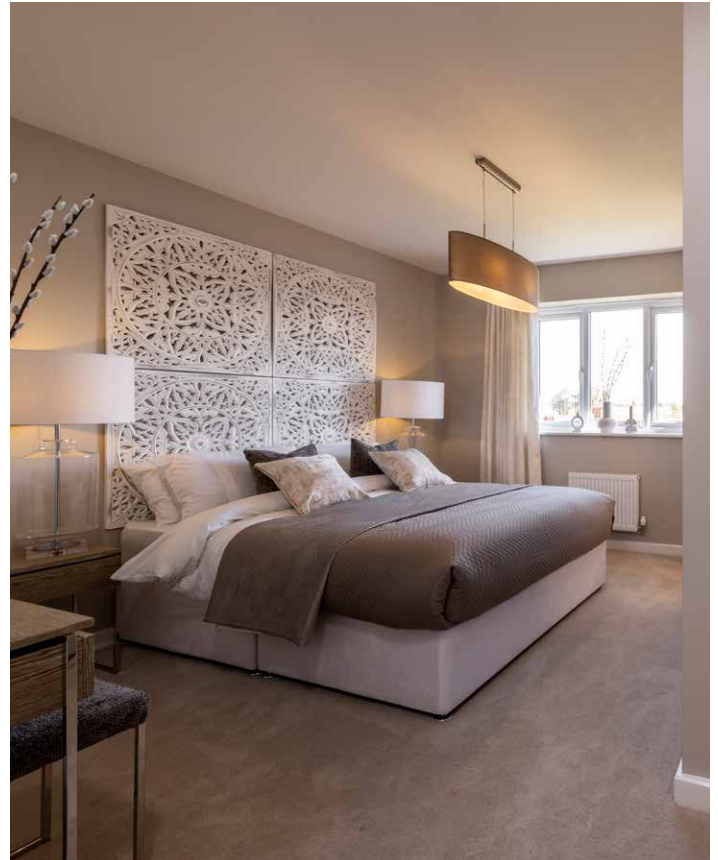
WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

We're still owned by the Bloor family and today, that same dedication is clearly present throughout our careful consideration of the development layout and each home we've chosen to build here at Bloor Homes at Colchester.

We understand that buying a new home is a big commitment so we want your Bloor home here in Colchester to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish to upgrade from our chosen specification here at Bloor Homes at Colchester.



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1 2 ↪ Typical Interiors



SAT NAV

Development
Bloor Homes at Colchester

Find Us Here
Gosbecks Road, Colchester,
CO2 9JT

**Start your journey to a
stunning new Bloor home
at Colchester,
Essex.**

EXCEPTIONAL MODERN LIVING

Located in the south of Colchester, alongside the Roman archaeological fields, but well-placed to take advantage of the wealth of amenities in the City centre.

Colchester is Britain's oldest recorded town and its rich history can be seen in the city's churches, Roman remains and Castle. Castle park is a green oasis in the City centre and a perfect setting for a huge range of events including shows, festivals and concerts. Colchester Community Stadium, also provides regular events throughout the year.

Residents of Bloor Homes at Colchester are also well-placed to explore the beautiful coast and countryside surrounding Colchester. From the quaint waterfront town of Wivenhoe to the stunning Dedham Vale Area

of Outstanding Natural Beauty, there are plenty of great places to visit.

Situated within easy reach of everything you need, the attractive City of Colchester really does offer you the best of both worlds.

Here Bloor Homes is creating a range of beautiful new homes, with something to suit everyone. Singles and couples, families, commuters and downsizers. With our focus on energy-efficient design, traditional craftsmanship, attention to detail and, above all, excellent customer service, that's the Bloor Difference.

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① ↪ Bloor Homes at Colchester

② ③ ↪ Typical Interiors of Bedroom & Kitchen

BUILT WITH FAMILIES IN MIND



You'll have many tick boxes for your new home ... fantastic nearby schools could be one of them.

Families thinking about making Bloor Homes at Colchester their new home will appreciate the schools nearby. Gosbecks Primary School is just half a mile and a short walk from the development.

For commuters, Colchester's main train station with a large car park is just over 3 miles away and offers regular, direct trains taking around 50 minutes into London Liverpool Street station.

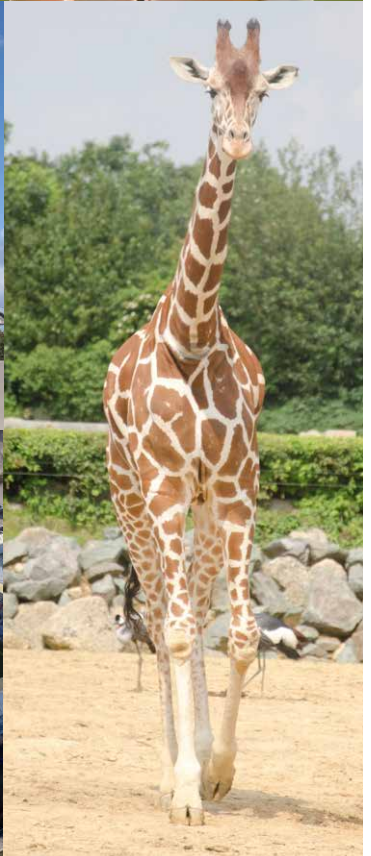
Montgomery Infant School and Nursery for children aged 3-7 is a 3 minute drive away, rated *Outstanding. Paxman Academy for children aged 11 - 16 opened in September 2019 and will provide 900 places.

↳ *Ofsted ratings correct at time of print.

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↳ Images for illustration purposes only.

JUST AROUND THE CORNER

Distances and journey times calculated using maps.google.com

3.0 MILES

A12

Enjoy simple connections to Colchester or Chelmsford by joining the A12, just 10 miles from the development.

1.8 MILES

Colchester Zoo

Release your wild side! Discover 260 animal species in 60 acres of parkland & lakes at Colchester Zoo.

3.5 MILES

Colchester Main Train Station

If you're a commuter, you'll love the services from Colchester Main Train Station to London.

8.5 MILES

Mersea Island

There are an abundance of things to do on Mersea Island and with the island covering approximately 7 square miles.

31.0 MILES

Stansted Airport

London Stansted Airport is only a 45 minute drive away, where you can catch regular flights to more than 200 worldwide destinations.

0.9 MILES

Birch Grove Golf Club

A small but challenging golf course, set in pretty parkland with some of the best greens in Essex.

12.0 MILES

Witham Town

Located at the very heart of Essex, the county town of Essex, one of the oldest recorded towns in Britain. Enjoy the weekly markets, high street shops and plenty of places to eat and drink.

2.4 MILES

Colchester City Centre

With its choice of boutique and national shops, historic heritage, walks and fun activities, Colchester is the perfect place to visit whatever the season.

6.0 MILES

Colchester Community Stadium

With a capacity of over 10,000, Colchester Community Stadium is home to Colchester United Football Club. Also a popular venue for weddings, parties and business events.

↳ All details correct at the time of production.

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SAVE UP TO £2,630 ON YOUR ANNUAL BILLS*

In fact, a new Bloor home could save you up to £2,630 on your annual utility bills compared to a smaller second hand home*.

That's enough for 365 coffee trips, a family cinema visit every month or even 3 months of your mortgage payments!

From the little things like energy efficient lightbulbs and appliances fitted as standard, to noise reducing internal walls and floors, we've carefully considered every aspect of your new home to ensure its quality and energy efficiency. In fact, even the open plan layout of your home can assist with air ventilation!



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*Source - <https://www.hbf.co.uk/news/hbf-report-watt-save>



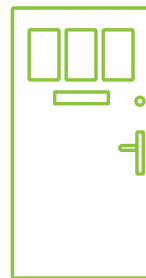
Effective Insulation

To maximise heat reduction we thermally insulate our cavity walls and concrete floors that also help with noise reduction.



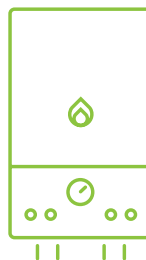
Thermal Double Glazing

Our variation of characterful double glazed windows use modern technology to ensure heat loss is kept to a minimum.



Warmer & Stronger

Our composite front doors are made from strong hardwood that are thermally efficient, extra secure and are low maintenance.



Efficient Insulation

We only install energy efficient boilers with radiators that have thermostatic valves to help you regulate room temperatures.



Buying an energy efficient home can give you peace of mind that your property is helping to keep your utility bills low.

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

Find out what makes our homes energy efficient





YOU'RE IN CAPABLE HANDS

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand.

Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for fifty years.



↳ Typical Interiors



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BLOOR HOMES[®]