

oakheart

£500,000

Guide Price  
John Street, Brightlingsea



Guide Price £500,000 - £550,000

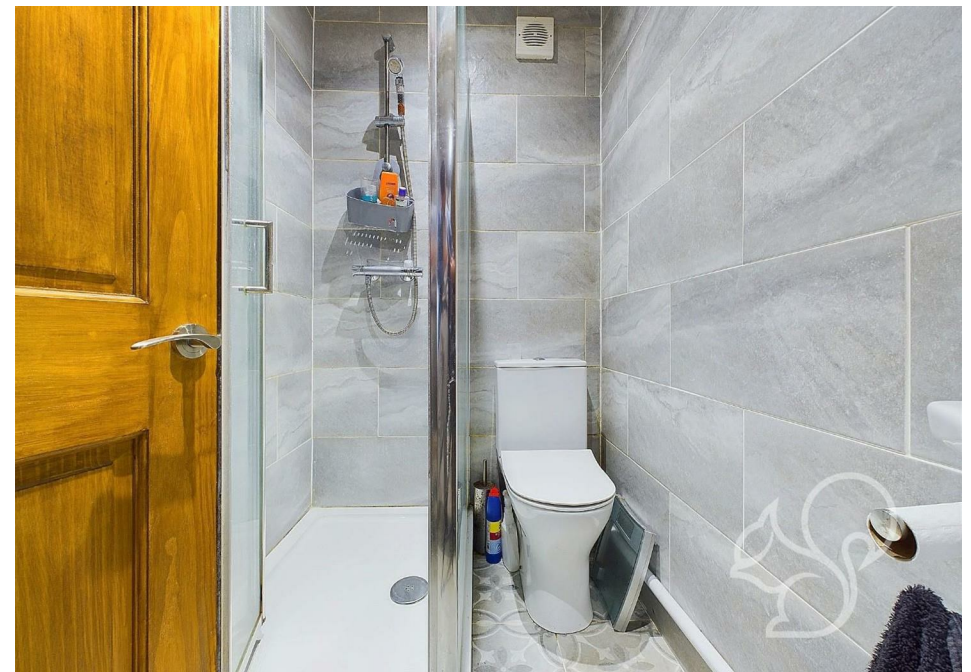
Welcome to this exceptional and heavily extended detached property in the desirable area of Brightlingsea. Designed for modern living, this home offers ample space and a versatile layout, perfect for families or those needing additional accommodation.

On the ground floor, you are greeted by a welcoming entrance hall leading to a generous living room measuring 5m x 4m. Adjacent to the living room is a further reception room currently used as a bedroom, adding flexibility to the layout. Towards the rear of the home, you will find a convenient WC and an open-plan kitchen/diner, ideal for family meals and social gatherings. Additionally, there is an annexe bedroom with a walk-in wardrobe and ensuite shower room, perfect for guests or as a private suite.

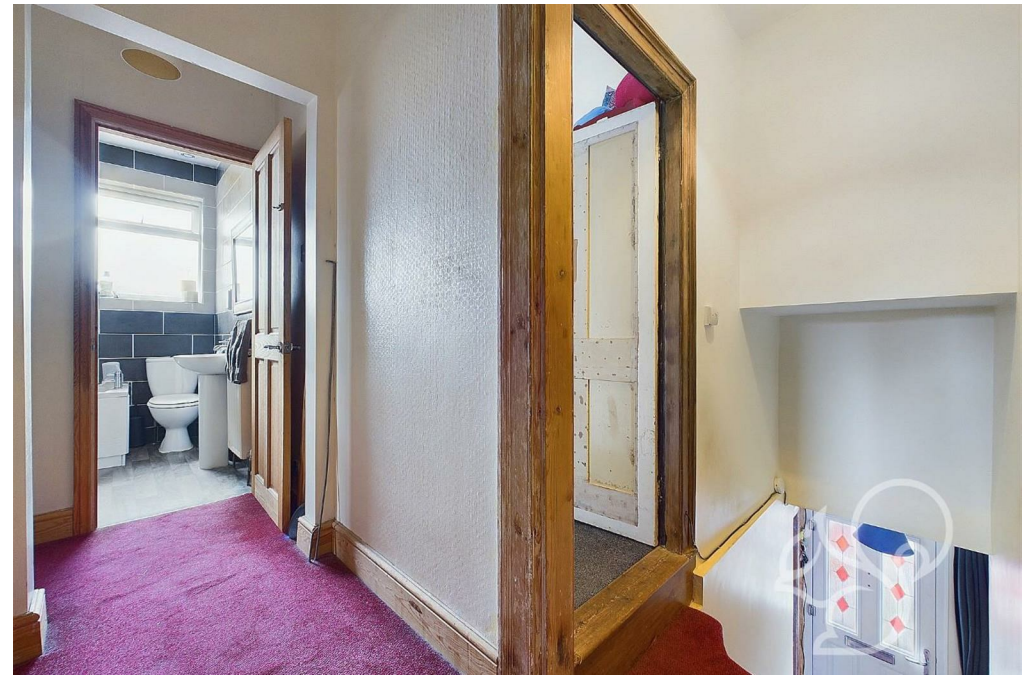
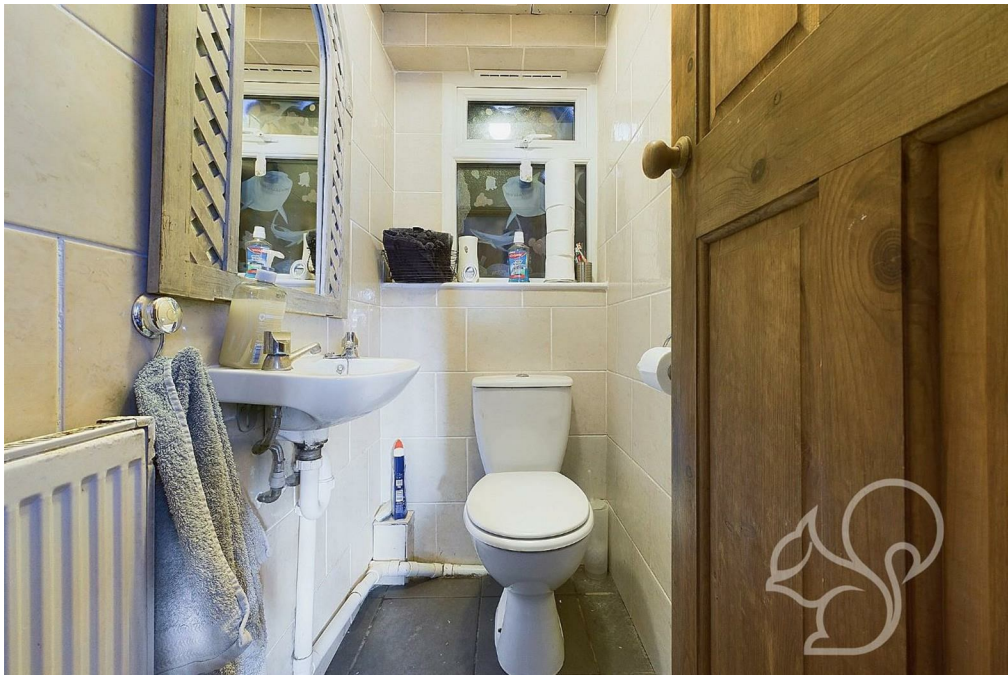
The first floor features a spacious landing providing access to all five bedrooms. The master bedroom and a second bedroom each boast ensuite shower rooms. Three further well-proportioned bedrooms share a family bathroom.

Externally, the rear garden is laid to Astroturf, ensuring low maintenance and year-round greenery. A swimming pool offers summer fun and relaxation, while an outbuilding currently used as a gym adds further versatility. A large pond at the rear of the garden enhances the tranquil atmosphere.

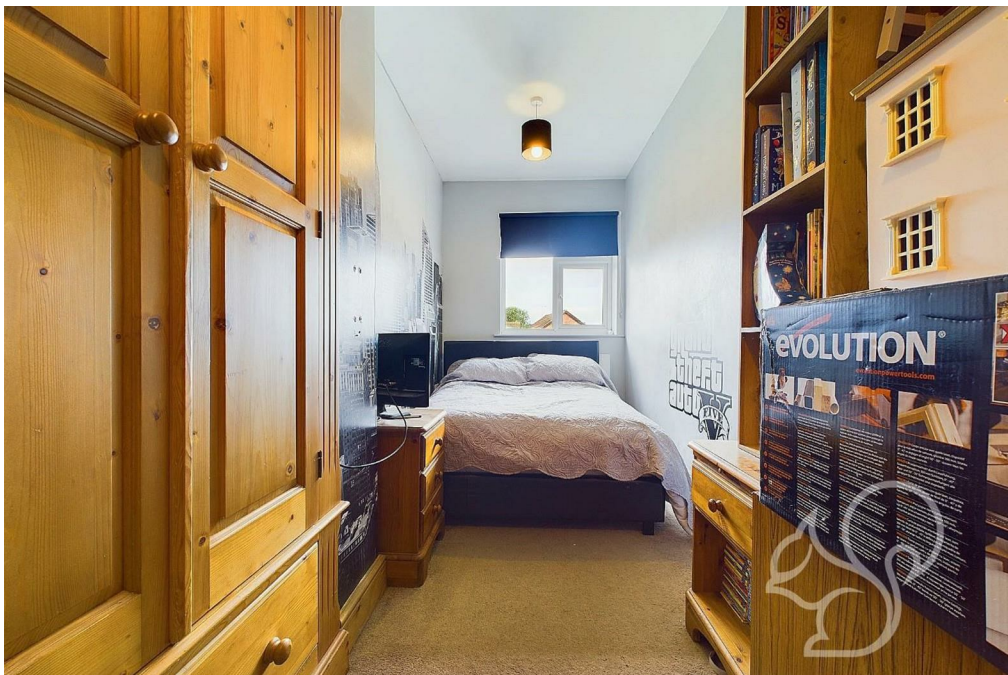
This property is a rare find, offering extensive living space, modern amenities, and a flexible layout in an excellent Brightlingsea location. Don't miss the opportunity to make this impressive house your new home.



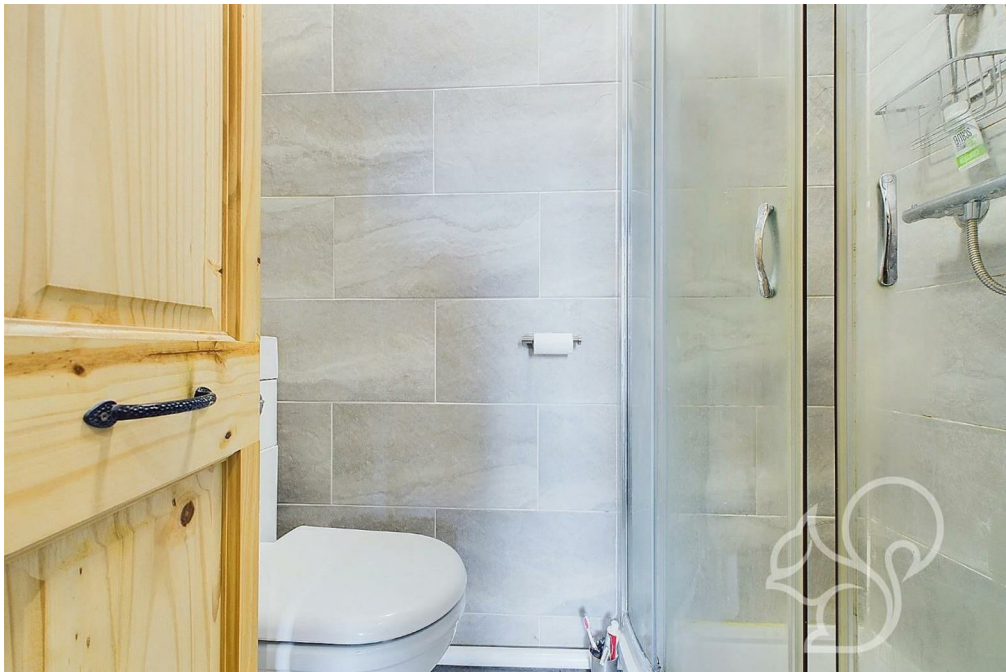










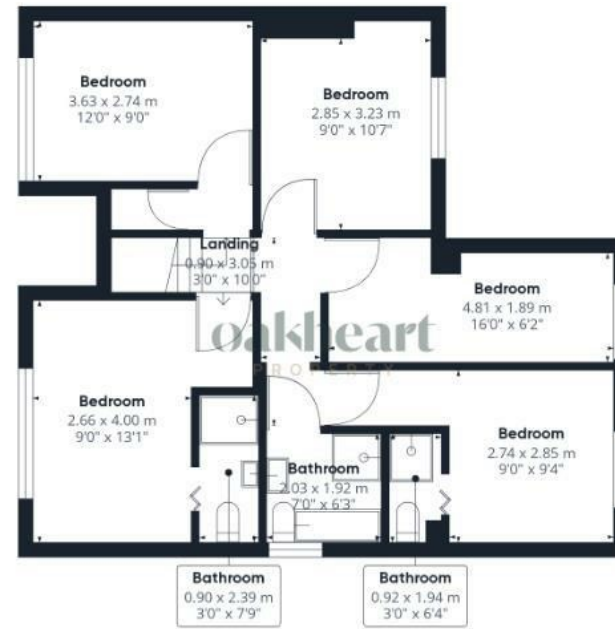








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

159.56 m<sup>2</sup>

1717.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:

Tenure:  
Freehold

Council Tax Band:



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

# oakheart

Oakheart Colchester

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