

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: info@lucasestates.com Website: www.lucasestates.com



44 GRANVILLE WAY, BRIGHTLINGSEA, ESSEX

PRICE £555,000 FREEHOLD

NO ONWARD CHAIN

SUBSTANTIAL 4 BEDROOM DETACHED HOUSE ON OUTSKIRTS OF THE TOWN

* HALL WITH CLOAKROOM	* STUDY 9'2" X 7'6"	*
* KITCHEN/BREAKFAST ROOM 19'5" X 10'11"		*
* LARGE LOUNGE/DINER 28'5" X 15'10"		*
* BEDROOM 1. 17'10" X 14'9" WITH ENSUITE SHOWER ROOM/W.C.		*
* BEDROOM 2. 15'11" X 10'2"	* BEDROOM 4. 11'4" X 9'2"	*
* BEDROOM 3. 13'9" X 9'3" WITH ENSUITE SHOWER ROOM/W.C.		*
* FAMILY BATHROOM/W.C.	* GAS CENTRAL HEATING	*
* D/GLAZING THROUGHOUT	* GARAGE & OFF RD. PARKING	*
* GARDENS TO BOTH FRONT AND REAR		*

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS
ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
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A substantial 4 bedroom detached house situated on an estate on the outskirts of the town, built about 22 years ago with **no onward chain**. The property benefits from a large lounge/diner, kitchen/breakfast room, office, 2 ensuite shower rooms, double glazing and a gas central heating system. The accommodation comprises :-

GROUND FLOOR

ENTRANCE HALL with stairs to 1st floor. Coving to textured ceiling. Aluminium coated double glazed front entrance door. Understairs storage cupboard. Radiator.

CLOAKROOM with coving to textured ceiling. White suite of low level W.C. and wash hand basin. Radiator. Tiled floor. Aluminium coated obscure double glazed window to front aspect.

STUDY/HOBBIES ROOM 9'2" x 7'6" + square aluminium coated double glazed bay window to front aspect. Coving to textured ceiling. Radiator.

KITCHEN/BREAKFAST ROOM 19'5" x 10'11" with coving to textured ceiling with inset spot lights. Extensive range of oak fronted kitchen units. Worksurfaces tiled over with base unit cupboards and drawers and matching eye level wall cabinets including plate rack, 2 glazed cupboards and pull out drawer with wire racks. 1 ½ sink drainer with mixer tap. Integrated Neff double oven, Neff gas hob, Neff Microwave, Neff dishwasher and fridge. Radiator. Tiled floor. Aluminium coated window to rear and UPVC d/glazed sliding patio door to rear garden.

UTILITY ROOM 9'2" x 6'1" with coving to textured ceiling with inset spot lights. Tiled floor. Plumbing for washing machine. Glow worm gas fired boiler for central heating and hot water. Worksurface, tiled over with single drainer sink. Aluminium coated double glazed side entrance door and window. Extractor fan.

LOUNGE/DINER 28'5" x 15'10" with coving to textured ceiling. Aluminium coated double glazed windows to front and UPVC double glazed sliding patio door to rear garden. 2 radiators. Attractive brick built fireplace with Firefox wood burner.

FIRST FLOOR

LARGE GALLERIED LANDING with coving to textured ceiling. Loft hatch with access to boarded loft space with ladder, power and light. Aluminium coated double glazed window to front aspect. Cupboard housing hot water tank with slatted shelf.

BEDROOM 1. 17'10" x 14'9" max. including a range of built in wardrobe cupboards. Coving to textured ceiling. Aluminium coated double glazed window to rear aspect. Radiator. Door to -

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ENSUITE SHOWER ROOM with cream suite of low level W.C, wash hand basin and tiled shower cubicle. Radiator. Tiled floor. Aluminium coated obscure double glazed window to rear aspect.

BEDROOM 2. 15'11" x 10'2" with coving to textured ceiling. Aluminium coated double glazed window to front aspect. Radiator.

BEDROOM 3. 13'9" x 9'3" with coving to textured ceiling. Aluminium coated double glazed window to front aspect. Radiator. Door to -

ENSUITE SHOWER ROOM with coving to textured ceiling and inset spot lights. Cream suite of low level W.C., wash hand basin and tiled shower. Tiled floor. Radiator. Aluminium coated obscure double glazed window to front aspect.

BEDROOM 4. 11'4" x 9'2" with coving to textured ceiling. Aluminium coated double glazed window to rear aspect.

BATHROOM with coving to textured ceiling and inset spot lights. White suite of panelled bath with shower mixer taps, low level W.C. and wash hand basin. Radiator. Tiled floor. Aluminium coated obscure double glazed window to rear aspect. Cupboard with storage space.

OUTSIDE

To the front is a low brick wall and front lawned area with shrub borders. Block paved pathway to front door and driveway. The detached garage 28'11" x 12'1" has an up and over door, power and light, side aluminium framed side window and personal door. The rear garden approx. 45 feet deep is laid to lawn with greenhouse and vegetable patch and the pathways are block paved. Outside tap.

SERVICES

All main services are connected.
Council Tax Band F.

VIEWING

Strictly by appointment through **LUCAS ESTATE AGENTS.**

E&OE

Please Note: None of the appliances have been tested.

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