

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



12 MARENNES CRESCENT, BRIGHTLINGSEA, ESSEX
PRICE £510,000 FREEHOLD

- | | | |
|--|-------------------------------|---------|
| * DETACHED FAMILY HOUSE IN SOUGHT AFTER LOCATION | * * * * | |
| * HALL WITH CLOAKROOM | * LOUNGE 17'7" X 12'10" + BAY | * * * * |
| * DINING ROOM 11'4" X 8'10" | * KITCHEN 10'3" X 8'10" | * * * * |
| * UTILITY ROOM 8'5" X 7' | * BEDROOM 1. 13'7" X 10'4" | * * * * |
| * ENSUITE SHOWER ROOM/WC | * BEDROOM 2. 12'10" X 8' | * * * * |
| * BEDROOM 3. 12'10" X 8'5" | * BEDROOM 4. 9'6" X 9' | * * * * |
| * BATHROOM WITH JACUZZI | * GAS C.H. + DOUBLE GLAZING | * * * * |
| * DRIVE IN TO DOUBLE GARAGE | * GARDENS TO FRONT + REAR | * * * * |

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

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 detached 4 bedroom family house situated on the popular Manor Development, benefitting from gas central heating, double glazing, ensuite and family bathroom, double garage and ample off road parking. The accommodation comprises :-

GROUND FLOOR

ENTRANCE LOBBY with UPVC double glazed entrance door and glazed door to - **HALL** with stairs to first floor. Coving to ceiling. Radiator.

CLOAKROOM with understairs storage cupboard. Vanity wash basin with cupboard under and W.C. Radiator. Double glazed window.

LOUNGE 17'7" x 12'10" + square bay with coving to ceiling. Double glazed window. 2 radiators. Corner log burner. Wood block flooring.

DINING ROOM 11'4" x 8'10" with coving to ceiling. Double glazed windows to 2 sides. Wood block flooring. Serving hatch. Radiator.

KITCHEN 10'3" x 8'10" with coving to ceiling. Double glazed window. Range of worksurfaces tiled over with inset 1 ½ sink drainer. Inset gas hob with extractor over and under counter oven. Base unit cupboards and drawers and matching eye level wall cabinets. Radiator. Open to -

UTILITY ROOM 8'5" x 7' with worksurfaces to 2 sides. Inset stainless steel sink. Base unit cupboards and drawers and matching wall cabinet. Coving to ceiling. Double glazed window. Door to -

REAR ENTRANCE LOBBY with door to garage. Folding door to shelved larder. Worcester gas fired boiler. Side UPVC double glazed door to garden.

GARAGE 17' x 8'3" with up and over door, power and light. Side window. Access to 2nd garage with up and over door with electric and gas meters.

FIRST FLOOR

LANDING with coving to ceiling. Double glazed window. Trap to roof space. Linen cupboard with hot water tank.

BEDROOM 1. 17'3" x 10'4" increasing to 13'7" with coving to ceiling. Double glazed windows to front and rear. 2 radiators.

ENSUITE ½ tiled with vanity wash basin with cupboard under, tiled shower and W.C. Double glazed window. Dimplex wall heater.

BEDROOM 2. 12'10" x 8' with coving to ceiling. Double glazed window. Radiator.

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BEDROOM 3. 12'10" x 8'5" with coving to ceiling. Radiator. Double glazed window.

BEDROOM 4. 9'6" x 9' with coving to ceiling. Radiator. Double glazed window.

BATHROOM ½ tiled with coving to ceiling. Double glazed window. Jacuzzi corner bath, W.C. and wash basin, tiled over with cupboards and drawers under. Shaver point.

OUTSIDE

The property is well recessed from the road with open plan front garden laid to shingle with shrub borders. Wide block paved drive in to double garage. Side entrance gate leading to rear garden 48ft. wide x 50ft. deep with wide paved patio. Astro turf lawn. Fish pond. Shrub borders. Outside tap. Covered side storage area. UPVC fascias, soffits and barge boards.

SERVICES

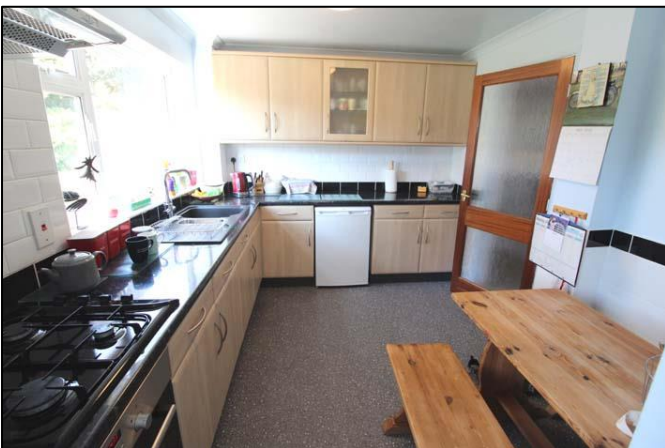
All main services are connected.

Council Tax Band E.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE



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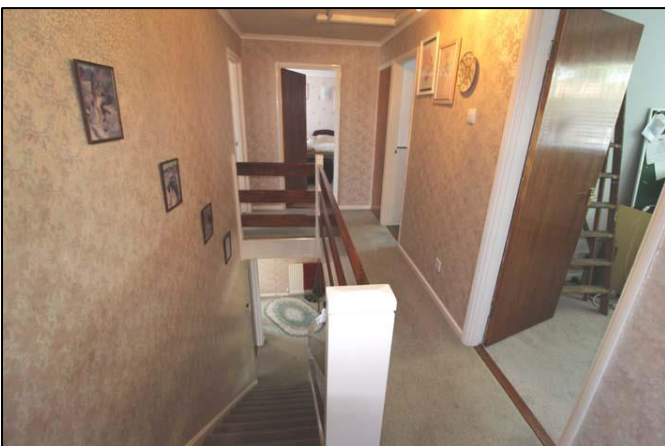
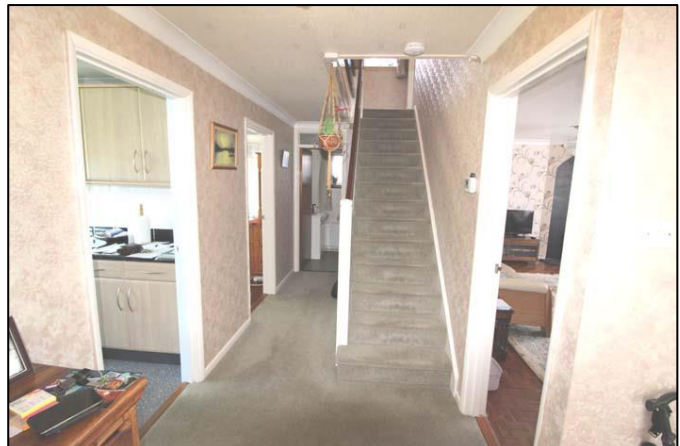
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