

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



"LONGVIEW" ROBINSON ROAD, BRIGHTLINGSEA, ESSEX

PRICE £775,000 FREEHOLD

*	SUBSTANTIAL 4 BEDROOM DETACHED HOUSE BUILT IN 2024	*
*	ON OUTSKIRTS OF THE TOWN WITH COUNTRYSIDE VIEWS	*
*	MODERN KITCHEN DINER WITH APPLIANCES 34' X 13'6"	*
*	UTILITY ROOM 9'5" X 6'3" * STUDY/BEDROOM 5. 12' X 8'5"	*
*	LOUNGE 17'10" + BAY X 13'3"* CLOAKROOM/W.C.	*
*	BEDROOM 1. 16'1" X 11'4" WITH ENSUITE BATHROOM/WC	*
*	BEDROOM 2. 13'7" X 13'4" WITH ENSUITE SHOWER ROOM	*
*	BEDROOM 3. 13'6" X 13'2" * FAMILY BATHROOM/W.C.	*
*	BEDROOM 4. 13'4" X 13'3" WITH ENSUITE SHOWER ROOM	*
*	LARGE DRIVEWAY AND DETACHED DOUBLE GARAGE	*
*	GARDENS TO FRONT, SIDE 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 4/5 bedroom detached family house, built by a local builder on the outskirts of the town in 2024. The property benefits from a modern kitchen with appliances, modern bathroom/ensuites, air source heat pump (downstairs has underfloor heating), UPVC double glazing, solid oak doors, large block paved driveway, double garage and gardens to front, side and rear. The accommodation comprises :-

GROUND FLOOR

ENTRANCE HALL with stairs to first floor and understairs cupboard. Underfloor heating.

CLOAKROOM ½ tiled with white suite of wash basin with cupboard under and mirror over and W.C. Underfloor heating.

LOUNGE 17'10" + bay x 13'3" with UPVC double glazed sliding door to patio. UPVC double doors to dining room. Underfloor heating.

STUDY/BEDROOM 5 12' x 8'5" with UPVC double glazed window and underfloor heating.

KITCHEN/DINER 34' x 13'6" with marble worksurfaces. Modern base unit cupboards and drawers. Stainless steel sink with mixer tap. Inset gas hob. 3 built in ovens and microwave. Integrated dishwasher and upright fridge and freezer. Inset spot lighting. Underfloor heating. UPVC double glazed window. Door to –

UTILITY ROOM 9'5" x 6'3" Marble worksurfaces with inset sink with mixer tap. Modern base unit cupboards. UPVC double glazed door to side garden and UPVC double glazed window.

FIRST FLOOR

LANDING with UPVC double glazed window overlooking open countryside. 2 radiators. Stairs to 2nd floor.

BATHROOM with tiling to walls. Mirror with lighting. White suite of panelled bath with shower mixer tap, separate shower, wash hand basin with cupboard below and W.C. Towel radiator. Cupboard with hot water tank.

BEDROOM 2. 13'7" x 13'4" with UPVC double glazed window. Radiator.

ENSUITE SHOWER ROOM fully tiled with white suite of corner shower, wash hand basin with cupboard under and W.C. Mirror with light. Tiled floor.

BEDROOM 3. 13'6" x 13'2" with UPVC double glazed window and radiator.

BEDROOM 4. 13'4" x 13'3" with UPVC double glazed window and radiator.

ENSUITE SHOWER ROOM fully tiled with white suite of corner shower, wash hand basin with cupboard under and W.C. Mirror with lighting. Towel radiator. Tiled floor.

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SECOND FLOOR

BEDROOM 1. 16'1" x 11'4" with dormer, overlooking open countryside and lake. 2 radiators. UPVC double glazed windows. Built in double wardrobe cupboards.

ENSUITE BATHROOM with white suite comprising double ended bath with central taps, walk in shower, wash basin with cupboards under and W.C. Towel radiator. Inset spot lighting. UPVC double glazed window. Tiled floor.

OUTSIDE

The property has a wide frontage with block paved drive-in to double, brick built garage 23' x 19'7" with twin electric roller doors, shelving, light and power. UPVC ½ glazed door to rear garden. Access to rear garden which is laid to lawn with paving and two patio areas. Greenhouse.

SERVICES

All main services connected.
 Council Tax Band F.
 EPC rating B.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE



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