



**3 bedroom
Semi-Detached
House located
in
Brightlingsea.**

Guide Price
£325,000 - £350,000

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ESTATE AGENTS

Bellfield Avenue Brightlingsea Colchester CO7 0NT



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £325,000 TO £350,000

Situated in the sought-after location of Bellfield Avenue, Brightlingsea, this beautifully presented three-bedroom semi-detached home offers modern living with a generous and well-planned layout. Finished to a high standard throughout, this property is ready to move straight into, offering the ideal family home within easy reach of local schools, shops, and excellent transport links.

STEP INSIDE

The ground floor welcomes you with a bright entrance hall, leading to a spacious lounge measuring 6.84m x 3.69m, perfect for family living and entertaining.

The property benefits from a beautifully modern kitchen/diner, measuring 4.81m x 3.27m, finished with shaker-style cabinetry, contemporary worktops, tiled splashbacks, and stylish wood-effect flooring. Designed with both practicality and style in mind, it features a gas hob with extractor, two built-in ovens, and dedicated space for a washing machine, tumble dryer, and dishwasher. Flooded with natural light from dual-aspect windows and a door opening onto the garden, this kitchen offers a bright and inviting setting that is perfect for everyday family living as well as entertaining. A convenient ground floor WC completes this level.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including a superb master bedroom at 4.35m x 2.85m, a second double bedroom at 3.15m x 3.05m (2.72 to boiler Cupboard), and a versatile third bedroom at 3.60m x 3.27m, perfect as a child's room, nursery, or home office.

A stylish family bathroom and useful landing storage add to the practicality. Finished to a high standard throughout.

STEP OUTSIDE

To the rear, the property enjoys a generously sized garden, perfectly suited to family living and outdoor entertaining. A spacious patio area directly off the kitchen provides the ideal spot for alfresco dining, with a pergola offering shaded seating space. The garden extends to a large expanse of lawn, offering plenty of room for children to play, for pets, or for keen gardeners to make their mark.

At the far end, a substantial timber outbuilding provides versatile use as a home office, gym, or summerhouse, with additional storage to the side. Fully enclosed by fencing for privacy, this well-maintained garden is a wonderful extension of the living space, combining practicality with plenty of scope for relaxation and enjoyment.

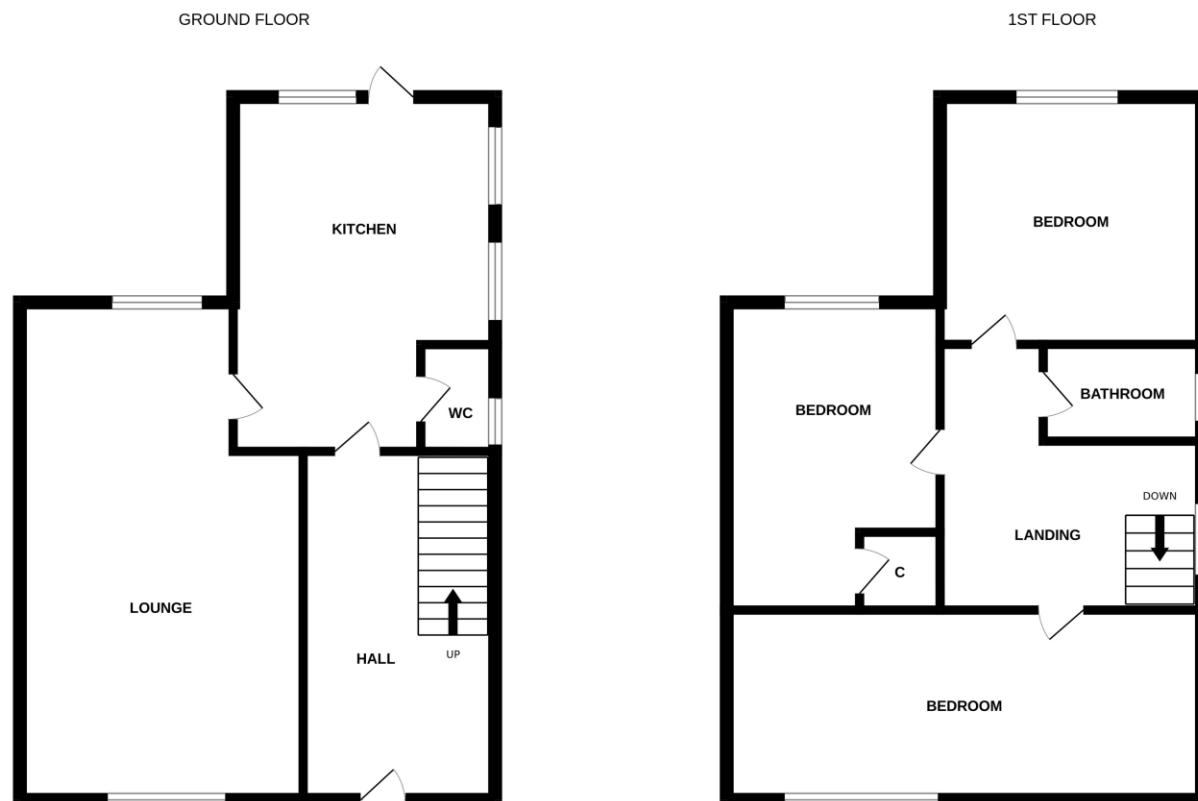
To the front of the property, there is a spacious driveway providing off-road parking for multiple vehicles, ensuring convenience for both residents and visitors. A gated side access leads directly through to the rear garden

THE LOCATION

Bellfield Avenue is a popular residential road in Brightlingsea, a vibrant coastal town offering a range of local amenities including shops, cafés, and schools. The property is within easy reach of the town centre, Brightlingsea Harbour, and the picturesque seafront, while also providing convenient access to Colchester and surrounding areas via excellent road links and regular public transport services.



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

CONTACT

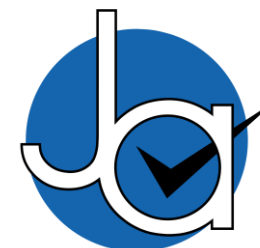
99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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