

**Campernell Close
Brightlingsea
CO7 0TA
£295,000 Freehold**

Town & Country
residential sales and lettings





- **EXTENDED & IMPROVED FAMILY HOME**
- **RECENTLY DECORATED**
- **THREE BEDROOMS**
- **OPEN PLAN LIVING SPACE**
- **ORANGERY**
- **FITTED KITCHEN**
- **FAMILY BATHROOM**
- **LOW MAINTENANCE GARDEN**
- **OFF ROAD PARKING**
- **QUIET CUL-DE-SAC LOCATION**

**** CONTEMPORARY FAMILY HOME ****

This extended and modernised family home has recently been decorated and is an "open plan" style layout.

On the ground floor you have a reception area which flows into the lounge and then onto the Orangery which features Bi-Fold doors onto the patio and south facing garden.

The modern fitted kitchen and childrens play room complete the ground floor.

Upstairs you have two double bedrooms as well as a single and a family bathroom.

Outside to the front you have off road parking, to the rear the garden is laid to lawn, features a patio and a childrens play area and garden shed.

**** VIEWING IS ESSENTIAL FOR THIS FABULOUS FAMILY HOME ****



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC glazed door to front.

DINING ROOM

11' 3" x 9' 0" (3.43m x 2.74m)

Window to front, wood effect Karndean flooring, inset spot lights, radiator.

PLAY ROOM

9' 11" x 7' 8" (3.02m x 2.34m)

Wood effect flooring, inset spot lights, access to storage area.

LOUNGE

14' 7" x 10' 1" (4.44m x 3.07m)

Access to kitchen and Orangery, Karndean wood effect flooring, inset spot light, radiator, stairs leading to first floor landing.

KITCHEN

10' 11" x 6' 8" (3.32m x 2.03m)

Karndean wood effect flooring, inset spot lights. Range of cream wall and base units with marble effect roll top counter, contrasting composite sink/drainers, integrated fridge/freezer, oven, electric hob with extractor over, space for washing machine and dishwasher, partially tiled walls. Window opening to Orangery.

ORANGERY

13' 3" x 16' 4" narrowing to 6' 3" (4.04m x 4.97m narrowing to 1.9m)

Window to side, Bi-Fold doors to patio, roof lantern, Karndean wood effect flooring, two radiators, feature wall.



FIRST FLOOR LANDING

Carpet, storage cupboard, loft access.

BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.25m)

Window to rear, carpet, centre light, radiator.

BEDROOM TWO

11' 1" x 9' 9" (3.38m x 2.97m)

Window to front, carpet, centre light, radiator.

BEDROOM THREE

7' 5" x 7' 0" (2.26m x 2.13m)

Window to front, carpet, centre light, radiator.

FAMILY BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m)

Obscured window to rear, vinyl flooring, inset spot lights. Panelled bath with Rain shower over, low level WC and pedestal wash hand basin. Fully tiled walls, heated towel rail.

EXTERIOR

FRONT

Off road parking for two cars, access to storage.

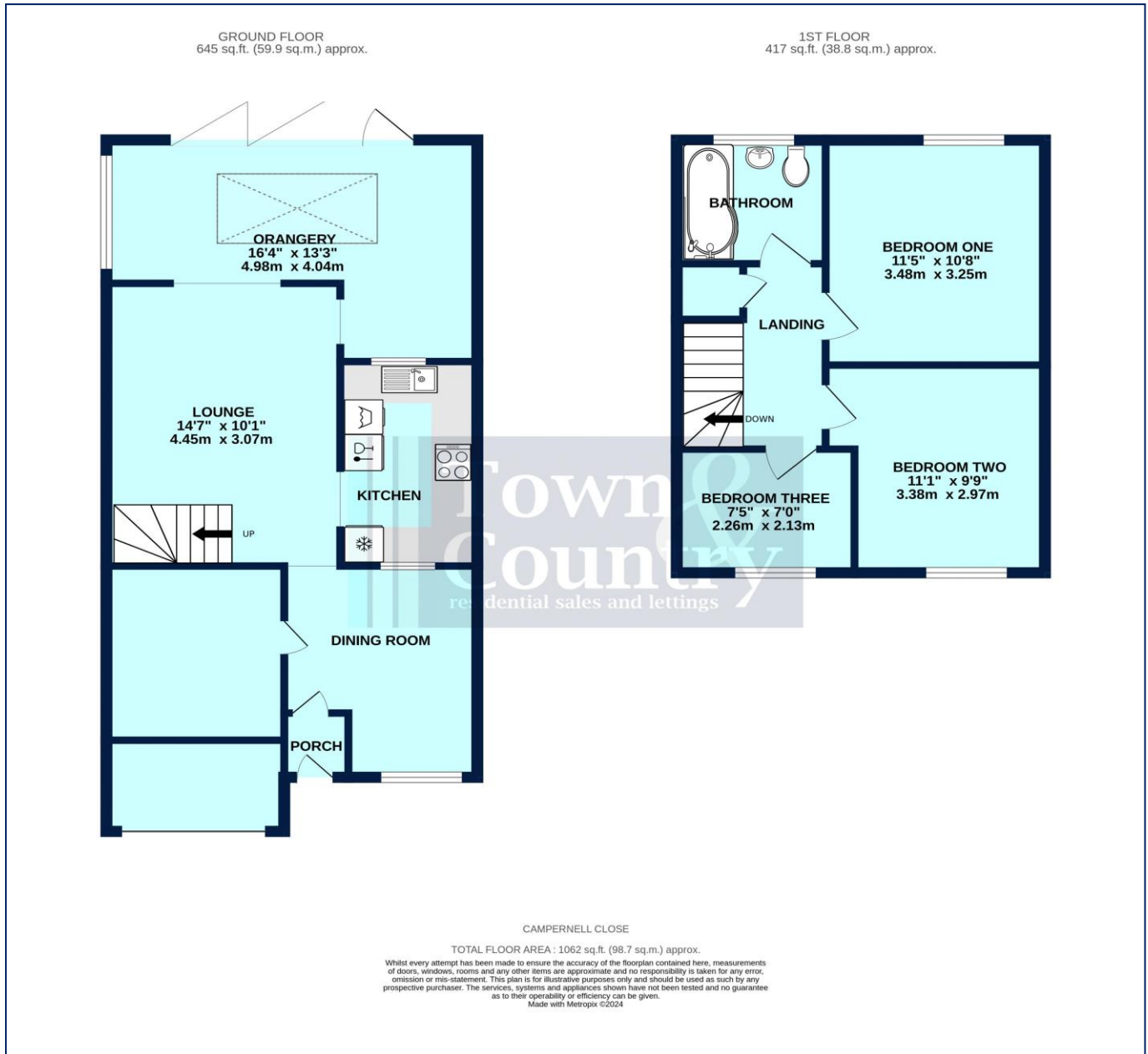
REAR

Low maintenance south facing garden laid to lawn, children's play area, patio, garden shed.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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