

**Church Road  
BRIGHTLINGSEA  
CO7 0QT  
£525,000 Freehold**





- **DETACHED THREE BEDROOM BUNGALOW**
- **BUILT APPROX FIVE YEARS AGO**
- **FAMILY BATHROOM AND EN-SUITE SHOWER ROOM**
- **GARAGE AND PARKING**
- **GAS CENTRAL HEATING**
- **FITTED KITCHEN AND SEPARATE UTILITY ROOM**
- **OPEN VIEWS ACROSS TO THE RIVER COLNE**
- **OFFERED ON A CHAIN FREE BASIS**
- **CLOSE TO SCHOOLS AND SHOPS**
- **SELECT DEVELOPMENT OF FIVE PROPERTIES**

Rarely available is this detached bungalow on a select development of five private properties on the outskirts of the cinque port town of Brightlingsea.

With views across to school playing fields and the river Colne in the distance.

Located in a Cul De Sac close to shops and schooling and with easy access to Brightlingsea town centre with its comprehensive shops etc.

Brightlingsea's water front and riverside is also close by.

Offering entrance hall, lounge, fitted Kitchen, separate utility room, three bedrooms, family bathroom and En-suite shower room.

There is an enclosed garden, ample parking and a garage and offered on a chain free basis.





The accommodation with approximate room sizes are as follows:

**UPVC GLAZED ENTRANCE DOOR TO:**  
**RECEPTION HALL**

Two radiators, access to loft, built in airing cupboard, consumer unit.

**LOUNGE**

21' 2" x 13' 6" (6.45m x 4.11m)

Double opening French doors to rear garden with matching side panels. Box bay window to front aspect, two radiators.

**KITCHEN/BREAKFAST ROOM**

15' 3" x 12' 1" (4.64m x 3.68m)

An 'L' shaped room, comprising single drainer sink unit with mixer taps set in a range of working surfaces with cupboards and drawers under. Integrated dishwasher and fridge/freezer. Four ring gas hob, oven under and extractor hood over, range of eye level storage cupboards. Window to rear aspect, radiator.

**UTILITY ROOM**

6' 4" x 5' 9" (1.93m x 1.75m)

Range of work tops with cupboards and drawers under. Space and plumbing for washing machine, door to garden.

**PRINCIPAL BEDROOM**

18' 1" x 12' 8" (5.51m x 3.86m)

Window to rear aspect, radiator, tv point.

**EN-SUITE SHOWER ROOM**

5' 8" x 4' 3" (1.73m x 1.29m)

Double shower cubicle, vanity wash hand basin with cupboard storage under and low level WC, radiator.



### **BEDROOM TWO**

13' 3" x 9' 6" (4.04m x 2.89m)

Window to front aspect, radiator.

### **BEDROOM THREE**

9' 6" x 8' 0" (2.89m x 2.44m)

Window to front aspect, radiator.

### **FAMILY BATHROOM**

9' 9" x 5' 3" (2.97m x 1.60m)

Panelled Bath with mixer taps and shower hand spray, low level WC and wash hand basin. Window to side aspect, radiator.

### **EXTERIOR**

#### **FRONT**

Access to entrance door via a gravel driveway, open plan front garden. Double width driveway providing parking for two cars.

#### **REAR**

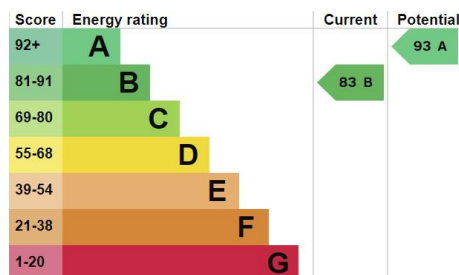
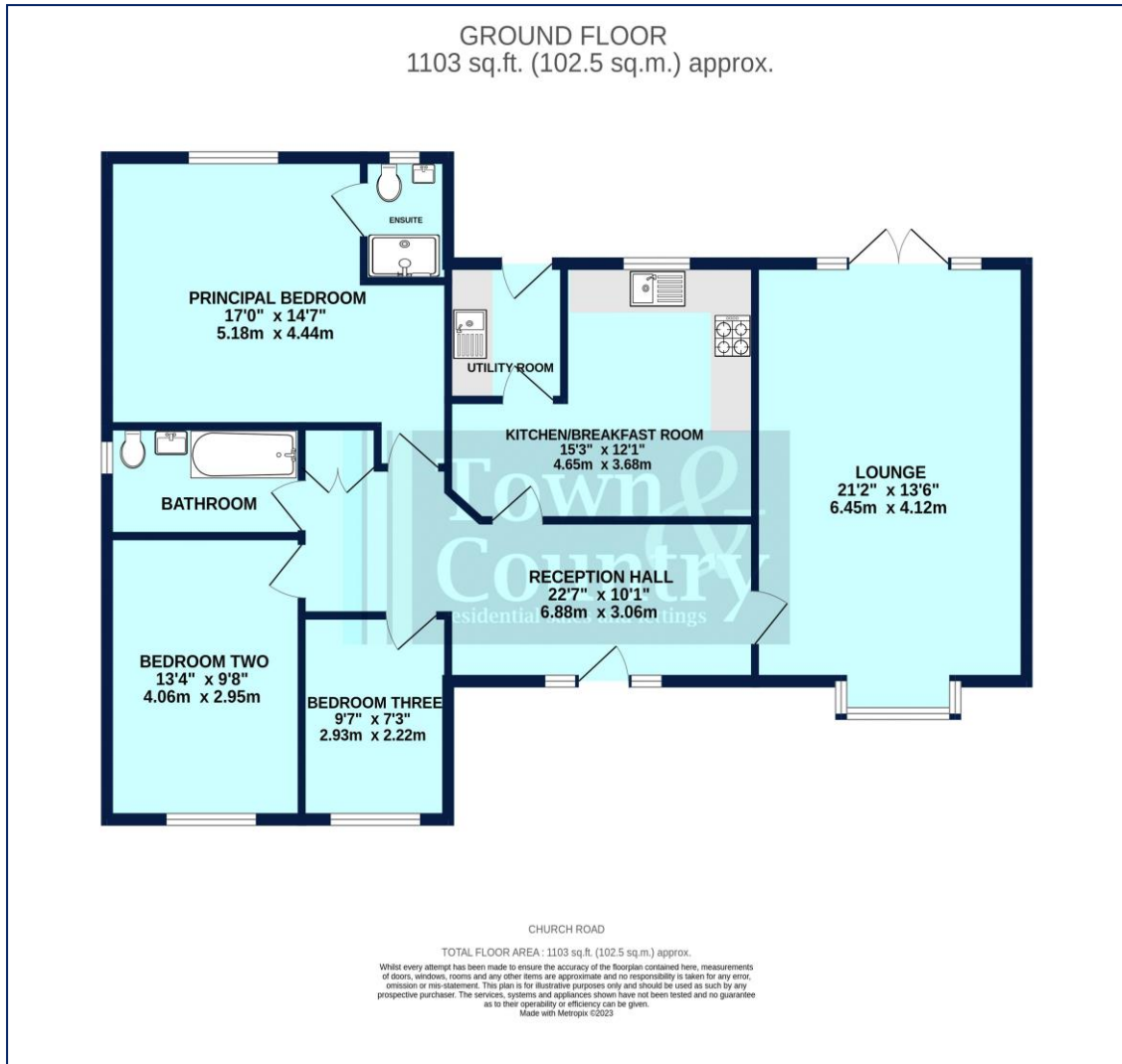
Side access leads to the rear garden with paved pathways to a patio area, remainder is laid mainly to lawn. 6' fencing to boundaries.

### **GARAGE**

Up and over door, eaves storage space, personal door to rear garden.







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