

**Samsons Road  
Brightlingsea  
CO7 0RW  
£515,000 Freehold**

**Town & Country**  
residential sales and lettings



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- **FIVE BEDROOM DETACHED HOUSE**
- **LARGE LOUNGE**
- **SPACIOUS DINING ROOM**
- **FITTED KITCHEN**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **FAMILY BATHROOM**
- **GROUND FLOOR CLOAKROOM**
- **LOW MAINTENANCE REAR GARDEN WITH SUMMER HOUSE**
- **DOUBLE GARAGE**
- **OFF ROAD PARKING**

**\*\* FIVE BEDROOM DETACHED HOUSE \*\***

This spacious home boasts two large reception rooms, a spacious fitted kitchen along with five roomy bedrooms, four of which are doubles and one single, family bathroom, En-suite shower room and cloakroom providing ample space for a family.

Outside, you have a low maintenance rear garden with artificial grass, a patio and a large summer-house. There is a double length garage as well as off road parking for up to three vehicles. The location of this property is truly advantageous. It is situated within walking distance to shops, schools as well as the Town Centre, ensuring ease of life for all.

This property is ideal for families, offering plenty of space and facilities to accommodate everyone's needs. Overall, the property promises a harmonious balance of comfort, convenience, and space. It's a wonderful opportunity for a family to create their dream home.

Your early viewing is highly recommended to truly appreciate what this property has to offer.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

uPVC partially glazed front door, laminate flooring, wall mounted lights, storage cupboard.

#### **HALLWAY**

Laminate flooring, wall mounted lights.

#### **LOUNGE**

24' 10" x 12' 7" (7.56m x 3.83m)

Window to front, patio doors to rear, carpet flooring, centre light, two radiators, feature fireplace.

#### **DINING ROOM**

24' 10" x 12' 3" (7.56m x 3.73m)

Window to front, laminate flooring, centre light, two radiators, feature fireplace with log burner, storage cupboard, breakfast bar.

#### **KITCHEN**

16' 2" x 9' 6" (4.92m x 2.89m)

Windows to side and rear, laminate flooring, centre light. Range of contemporary wall and base units with contrasting worktop, 1½ bowl stainless steel sink/drainers, space for gas range cooker with extractor over, washing machine, fridge/freezer.

#### **CLOAKROOM**

4' 0" x 3' 6" (1.22m x 1.07m)

Obscured window to rear, laminate flooring, centre light, low level WC, vanity unit, partially tiled.



### **FIRST FLOOR LANDING**

Carpet flooring, storage cupboard, loft access.

### **PRINCIPAL BEDROOM**

19' 4" x 8' 0" (5.89m x 2.44m)

Window to rear, laminate flooring, centre light, radiator, dressing area.

### **EN-SUITE**

6' 9" x 6' 5" (2.06m x 1.95m)

Obscured window to side, laminate flooring, centre light. Quadrant style shower enclosure, low level WC and vanity unit, partially tiled walls.

### **BEDROOM TWO**

12' 7" x 8' 9" (3.83m x 2.66m)

Window to rear, carpet flooring, centre light, radiator.

### **BEDROOM THREE**

11' 0" x 8' 11" (3.35m x 2.72m)

Window to front, carpet flooring, centre light, radiator.

**BEDROOM FOUR**

10' 4" x 9' 2" (3.15m x 2.79m)

Window to front, carpet flooring, centre light, radiator.

**BEDROOM FIVE**

9' 10" x 7' 10" (2.99m x 2.39m)

Window to front, carpet flooring, centre light, radiator.

**FAMILY BATHROOM**

Obscured window, panelled bath with shower over, low level WC, vanity unit, heated towel rail.

**EXTERIOR**

**FRONT**

Walled boundary, off road parking for three vehicles, double length garage with power, side access.

**REAR**

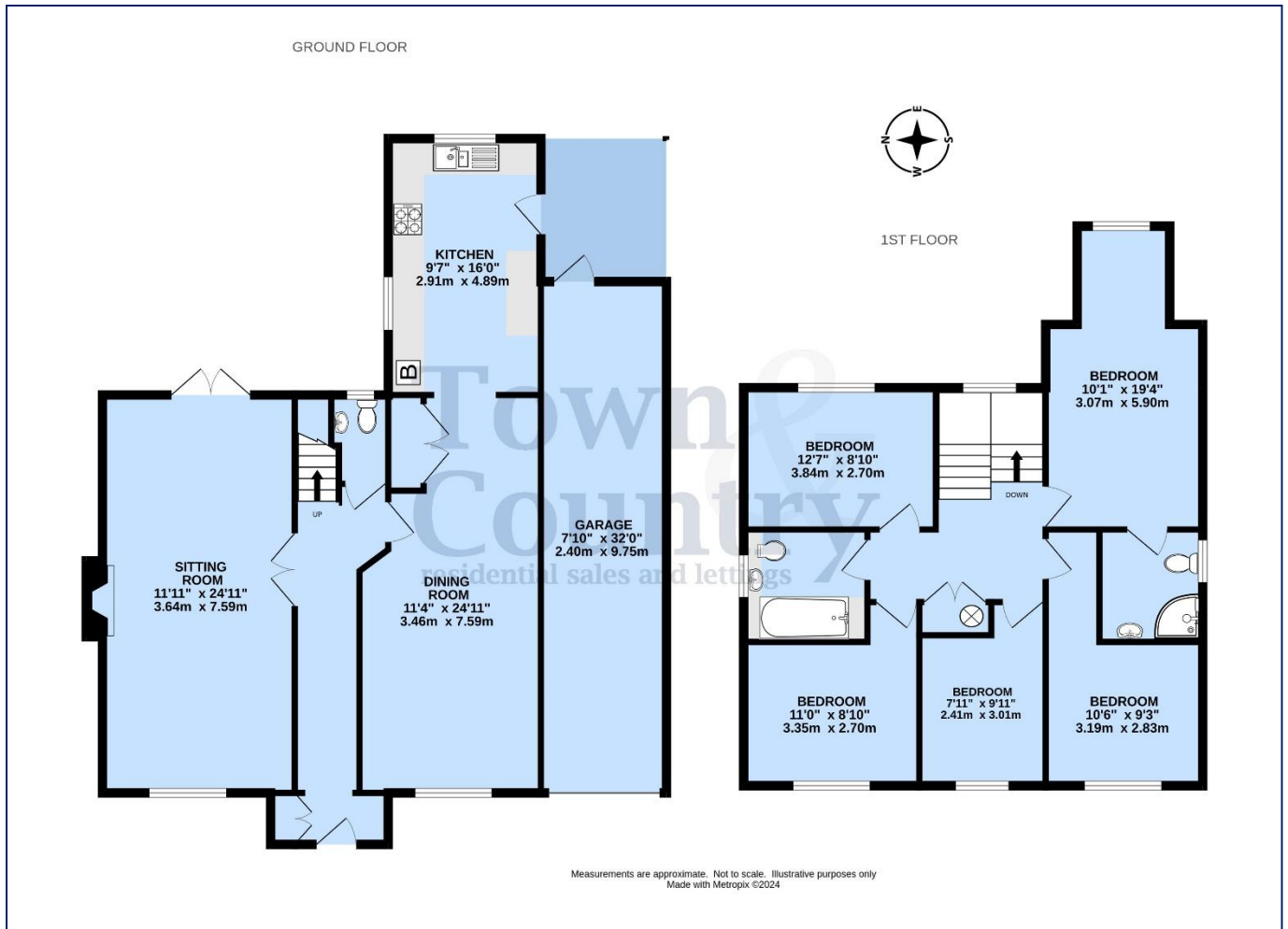
Fenced borders, raised decking, patio area, low maintenance artificial grass, summer house with power.











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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