

**Pyefleet Close, Brightlingsea
CO7 0LL
Offers in Excess of £295,000 Freehold**





- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE & SCHOOL
- THREE DOUBLE BEDROOMS
- HOME OFFICE/BEDROOM FOUR
- LOUNGE
- KITCHEN OPENING INTO CONSERVATORY
- BATHROOM
- OFF ROAD PARKING & GARAGE
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN

**** IDEAL FAMILY HOME CLOSE TO TOWN CENTRE ****

Located in a quiet cul-de-sac within walking distance to the town centre and schools, this Chalet House has the versatility to accommodate three double bedrooms with a lounge and home office/games room or four double bedrooms and lounge.

Adding to the charm of this house is the kitchen, which opens out into the conservatory encouraging communal living and family interaction. This space, paired with the south-facing garden, invites an abundance of natural light into the home, creating a warm and inviting atmosphere. Although this property would benefit from some modernisation, it presents a unique opportunity for those who wish to put their own stamp on their new home.

This house is truly a gem, offering potential buyers a chance to create a home that suits their needs perfectly. The location and unique features, paired with the potential for personalisation, make it an opportunity not to be missed.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC entrance door, laminate flooring, centre light, radiator. Under stairs storage, storage cupboard, boiler cupboard.

LOUNGE

15' 10" x 11' 7" (4.82m x 3.53m)

Patio doors leading to rear garden, laminate flooring, centre light, radiator.

KITCHEN

9' 3" x 8' 8" (2.82m x 2.64m)

Laminate flooring, centre light. Range of wall and base units, work surface with inset 1½ bowl stainless steel sink/drainage unit, gas hob with extractor over, electric oven. Space for washing machine, fridge/freezer, dishwasher, part tiled walls. Opening to the conservatory.

CONSERVATORY

9' 7" x 7' 10" (2.92m x 2.39m)

Windows to side and rear aspects, French doors leading to rear garden, laminate flooring.

HOME OFFICE/BEDROOM FOUR

12' 8" x 7' 2" (3.86m x 2.18m)

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

CLOAKROOM

6' 9" x 2' 11" (2.06m x 0.89m)

Obscured window to side, vinyl flooring, centre light, radiator, low level WC, wall mounted hand basin.



FIRST FLOOR LANDING

Window to side aspect, centre light. Carpet flooring, loft access hatch, airing cupboard.

BEDROOM ONE

13' 10" x 10' 10" (4.21m x 3.30m)

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

BEDROOM TWO

13' 6" x 11' 0" (4.11m x 3.35m)

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

BEDROOM THREE

10' 0" x 7' 3" (3.05m x 2.21m)

Windows to front and side aspects, carpet flooring, centre light, radiator.

FAMILY BATHROOM

10' 9" x 5' 8" (3.27m x 1.73m)

Window to side aspect, vinyl flooring, centre light. Panelled bath, low level WC, pedestal wash hand basin and separate shower enclosure. Heated towel rail, storage cupboard.

EXTERIOR

FRONT

Off road parking leading to integrated garage, laid to lawn, access to side.

REAR

South facing garden with patio leading to lawn area and hard standing base for shed.



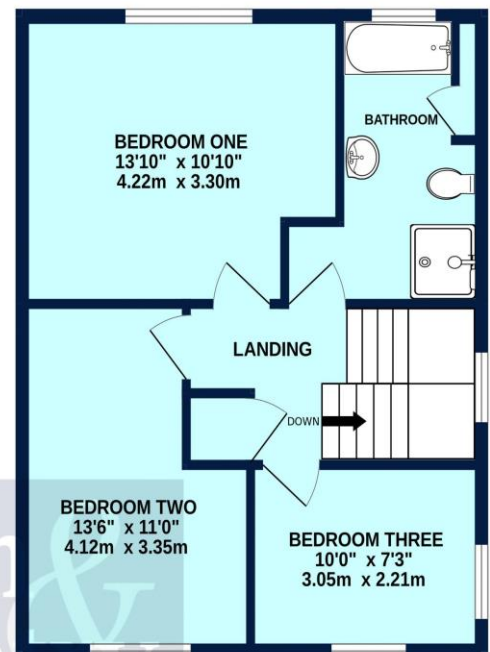
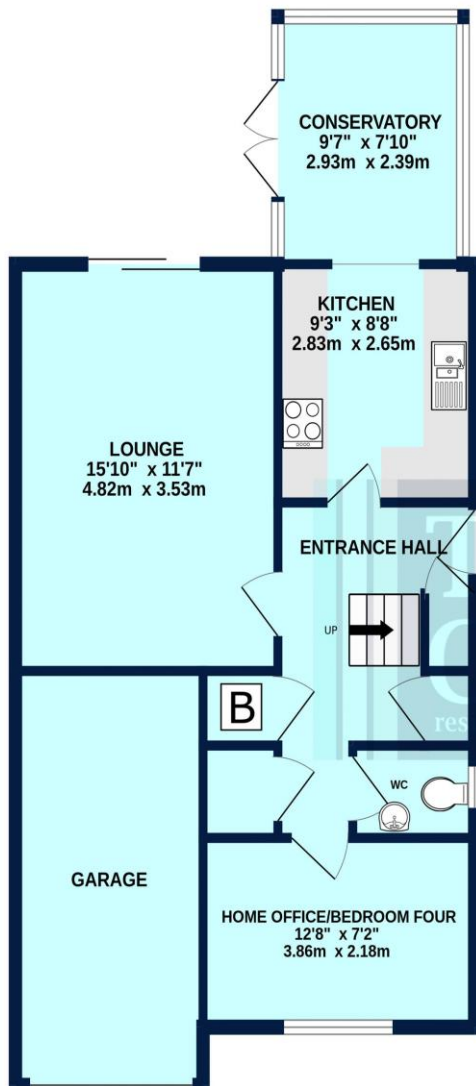




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



PYEFLEET CLOSE

TOTAL FLOOR AREA : 1201 sq.ft. (111.5 sq.m.) approx.

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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