

**Red Barn Road, Brightlingsea
CO7 0SN
Offers in the Region Of £325,000**

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- **FOUR BEDROOM SEMI-DETACHED HOME**
- **PARKING AND GARAGE**
- **KITCHEN/DINER**
- **CONSERVATORY**
- **FAMILY BATHROOM AND EN-SUITE**
- **LOUNGE**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **POTENTIAL ANNEXE/WORKSHOP (STP)**
- **MINUTES' WALK TO COLNE COMMUNITY SCHOOL**

**** FOUR BEDROOM SEMI-DETACHED HOUSE ****

This spacious home is ideal for families as it is located just a few minutes walk to the Colne Community School & College.

The property is arranged over two floors, the ground floor benefits from an open plan kitchen/dining room, light and airy lounge, conservatory overlooking the garden, principal double bedroom with En-suite, further double bedroom which is currently being used as a home office and a family bathroom.

The first floor incorporates two double bedrooms and a cloakroom. Additionally, there is loft space over the garage which could be utilised as a self contained annexe (subject to planning).

Outside to the rear there is an enclosed rear garden, to the front you have ample off road parking plus garage. The property would benefit from updating/modernising to make your own.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed entrance door, tiled flooring, centre light, radiator, stairs to first floor landing.

LOUNGE

14' 0" x 12' 11" (4.26m x 3.93m)

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

KITCHEN

14' 0" x 9' 11" (4.26m x 3.02m)

Tiled flooring, centre light, radiator. Range of wall and base units, stainless steel sink/drain, electric hob with extractor over, eye level electric oven, space for washing machine, dishwasher, fridge/freezer, part-tiled walls, glass block wall feature.

DINING ROOM

9' 9" x 6' 1" (2.97m x 1.85m)

Window to rear aspect, tiled flooring, centre light, door to conservatory.

CONSERVATORY

17' 10" x 8' 4" (5.43m x 2.54m)

Windows to side and rear aspects, door to rear, tiled flooring, wall mounted lights, radiator.



GROUND FLOOR BEDROOM ONE

11' 1" x 10' 11" (3.38m x 3.32m)

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

EN-SUITE

7' 1" x 9' 4" (2.16m x 2.84m)

Tiled flooring, spotlights, radiator. Low level WC, vanity unit, separate shower enclosure, tiled walls.

OFFICE/BEDROOM FOUR

10' 0" x 9' 5" (3.05m x 2.87m)

Patio door to conservatory, carpet flooring, centre light, radiator.

GROUND FLOOR FAMILY BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)

Window to rear aspect, tiled flooring and part-tiled walls, centre light. Combination vanity unit, corner bath with shower over, heated towel rail.

CLOAKROOM

5' 4" x 2' 4" (1.62m x 0.71m)

Vinyl flooring, centre light. Low level WC, wash hand basin, door leading to garage.

LOFT ROOM - POTENTIAL ANNEXE

14' 8" x 9' 2" (4.47m x 2.79m)

Stairs to first floor storage area - this could make a one bedroom annexe (stp).

FIRST FLOOR LANDING

Centre light, carpet flooring, storage cupboard.

BEDROOM TWO

12' 5" x 9' 5" (3.78m x 2.87m)

Velux style roof light to rear aspect, carpet flooring, inset spots, radiator.

BEDROOM THREE

12' 9" x 9' 4" (3.88m x 2.84m)

Velux style roof light to rear aspect, carpet flooring, inset spots, radiator.

FIRST FLOOR CLOAKROOM

3' 4" x 3' 3" (1.02m x 0.99m)

Vinyl flooring, WC and wash hand basin.

EXTERIOR

FRONT

Shingle driveway with parking for several vehicles.

REAR

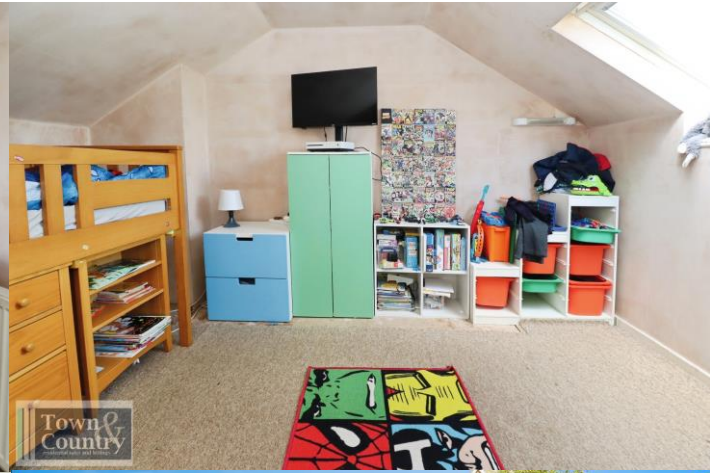
Mainly laid to lawn, with mature shrubs and a vegetable garden, decked patio area, boundary fencing.

GARAGE

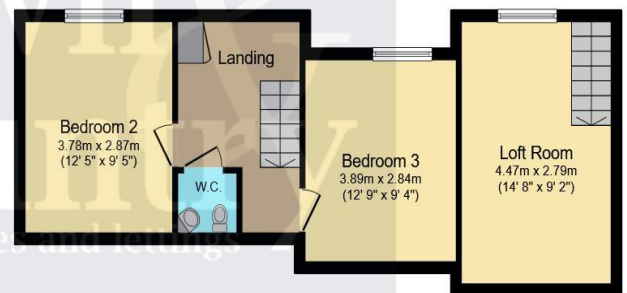
Brick-built with electric up and over door, lighting.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area: 166.1 sq.m. (1,788 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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