

**Wilfreds Way, Brightlingsea,
CO7 0FP**

Offers in Excess of £310,000 Freehold

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

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www.townandcountryresidential.co.uk



- 4 BEDROOM TOWN HOUSE
- LIFE ON 3 LEVELS
- 3 BATHROOMS
- IDEAL FOR A GROWING FAMILY
- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE GARDEN
- KITCHEN/ DINER
- LIVING ROOM
- GAS CENTRAL HEATING
- MODERN LIVING

***** SAVE UP TO £8750.00 FROM STAMP DUTY HOLIDAY SUBJECT TO TERMS ******

WELCOME TO THE COLNE GARDENS SOUGHT AFTER DEVELOPMENT LOCATED IN THE COASTAL TOWN OF BRIGHTLINGSEA WITH EXISTING NHBC REMAINING

Are you looking for modern living over three floors? Be prepared to be amazed as you step through the threshold of this well maintained family home- improved layout by current owners gaining an extra bedroom the accommodation consist of 4 bedrooms, two En-suite, family bathroom, cloakroom, kitchen dinner, living room plus low maintenance garden, garage and off road parking- what does this property not have to offer!?

***** ARRANGE A VIEWING TODAY TO APPRECIATE THE FULL ACCOMMODATION ON OFFER *****

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

UPVC front door, laminate flooring, ceiling light, radiator, smoke alarm, alarm in hallway, access to cloakroom and airing cupboard

CLOAKROOM

Laminate flooring, ceiling light, radiator, low level W.C and single hand basin, door leading to: hallway

LOUNGE

16' 0" x 10' 11" (4.87m x 3.32m)

Window to front, carpet flooring ceiling light, radiator, lovely double windows looking onto front, good size room for entertaining with double doors leading to kitchen, door leading to kitchen, hallway

KITCHEN/DINING ROOM

17' 8" x 8' 7" (5.38m x 2.61m)

Window to rear, tiled flooring, 2 ceiling lights, radiator, a range of wall and base units with gas cooker, hob and fan, room for washing machine, tumble dryer and fridge freezer, double french doors leading out to rear garden, doors leading to hallway, lounge

BEDROOM 1

14' 6" x 10' 9" (4.42m x 3.27m)

Window to front and side, carpet flooring, ceiling light, radiator, velux window to rear, built in wardrobes, spacious and light room, access to en-suite, door leading to: landing, en-suite

EN-SUITE

Laminate flooring, ceiling light, radiator, low level W.C, single hand wash basin, walk in shower, door leading to: bedroom



BEDROOM 2

15' 3" x 10' 9" (4.64m x 3.27m)

Window to rear, carpet flooring, ceiling light, radiator, room for ample furniture, views onto rear garden, door leading to: landing

BEDROOM 3

10' 3" x 6' 2" (3.12m x 1.88m)

Window to front, laminate flooring, ceiling light, radiator, good size for office or single room, space for ample furniture, door leading to: landing

BEDROOM 4

10' 7" x 10' 4" (3.22m x 3.15m)

Window to front carpet flooring, ceiling light, radiator, light and airy room with space for furniture and access to en-suite, door leading to: landing and en-suite

EN-SUITE

6' 7" x 4' 8" (2.01m x 1.42m)

Laminate flooring, ceiling light, radiator, low level W.C, single hand basin, shower unit, door leading to: bedroom 4

FAMILY BATHROOM

Window to rear, laminate flooring, ceiling light, radiator, part tiled walls with panelled bath, low level W.C, single hand basin, windows to rear, door leading to: landing

OUTSIDE

Double doors leading out to the rear garden, stepping out you will find a large patio area which is perfect for entertaining, the remainder is laid to lawn with a small decking area at the back

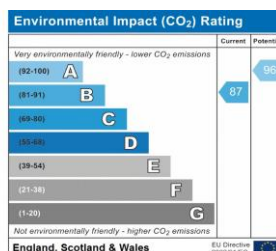
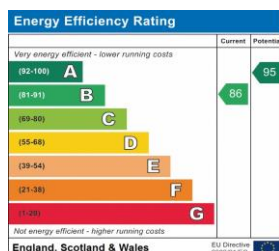
Access via side gate

Front

Patio leading up to front door with lavender plants surrounding

Single up and over garage with up and over door

Off road hard standing parking



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