Sycamore Mews, Brightlingsea
CO7 0FQ
Guide Price £312,000 Freehold

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- **End-of-Terrace Three Bedroom Detached House**
- **Immaculate Family Home - No Chain**
- **Open-Plan Contemporary Kitchen/Diner**
- **Spacious Reception with Double Doors to Kitchen**
- **Principal Bedroom with En-suite**
- **Family Bathroom and Cloakroom**
- **South Facing Garden**
- **Plenty of Off Road Parking**
- **Quiet Family Friendly Mews**
- **Move Straight In - No Chain**

Fabulous three-bedroom family home offered for sale with No Onward Chain located in a mews setting within a sought-after residential area of Brightlingsea, near Colchester

Built by respected local developers Hopkins Homes, the property is presented in immaculate condition and is set in a tucked-away, family-friendly position with convenient access to local walks and the Town Centre and Waterfront.

The ground floor offers a well-proportioned reception room with double doors opening into an open-plan contemporary kitchen/diner and French doors leading directly onto the garden. The kitchen benefits from good natural light, dedicated dining space and a modern finish, creating a practical hub for day-to-day living and entertaining. A cloakroom adds convenience for a busy family.

Upstairs, the principal bedroom includes an En-suite shower room and built-in wardrobes, providing useful storage. Two further double bedrooms offer flexible accommodation for families, guests or home working. The main bathroom features a crisp white bathroom suite.

Brightlingsea provides a range of amenities for the whole family to enjoy, including local shops, cafés and primary and secondary schooling. The town is well known for its waterfront and coastal walks. For commuters, railway services are available from nearby Alresford and Great Bentley stations, both reachable by a short drive. From these stations, connecting services run to Colchester and onwards to London Liverpool Street. Easily accessible road links provide access to Colchester/A12 corridor.

A ready-to-move-into family home in a community friendly town with Marina and Blue Flag beach

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC entrance door leading into hallway with doors off to kitchen/diner, lounge and cloakroom. Stairs to first floor landing.

LOUNGE

15' 5'' x 10' 9'' (4.70m x 3.27m)

A bright and airy light filled lounge with windows to front overlooking the mews and double doors leading to the kitchen/diner. This is a perfect entertaining space, ideal for gatherings and family life.

KITCHEN/DINER

17' 9'' x 9' 1'' (5.41m x 2.77m)

French doors leading to rear garden and double glazed window to rear aspect.1 & 1/2 sink nd drainer unit with and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted matching units. Wall mounted gas fired boiler, four ring gas hob with oven under. space for fridge/freezer, space for washing machine and tumble dryer.

CLOAKROOM

Window to side aspect. Low level WC and wash hand basin.

FIRST FLOOR LANDING

Window to side aspect bringing lots of natural light to the landing. Access to the loft space. Doors leading to bedrooms and family bathroom. Airing cupboard housing hot water tank.

BEDROOM ONE

11' 10'' x 10' 3'' (3.60m x 3.12m)
Window to rear aspect, fitted wardrobes with matching furniture.

EN-SUITE SHOWER ROOM

Double shower enclosure, low level WC and pedestal wash hand basin.

BEDROOM TWO

10' 3'' x 9' 5'' (3.12m x 2.87m)
Window to front aspect.

BEDROOM THREE

8' 9'' x 7' 0'' (2.66m x 2.13m)
Window to rear aspect.

FAMILY BATHROOM

Window to front aspect. Modern white suite with panelled bath, low level WC and pedestal wash hand basin.

EXTERIOR

FRONT

Plenty of off road parking for numerous vehicles, side garden.

REAR

South facing garden with lawned and patio areas, side gate.

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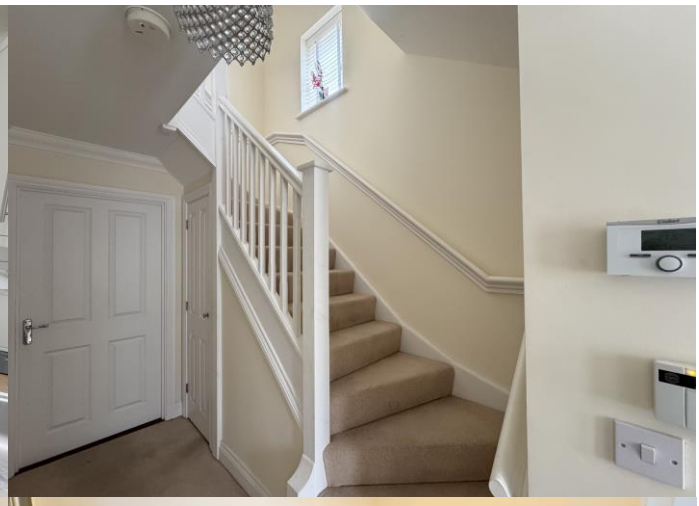

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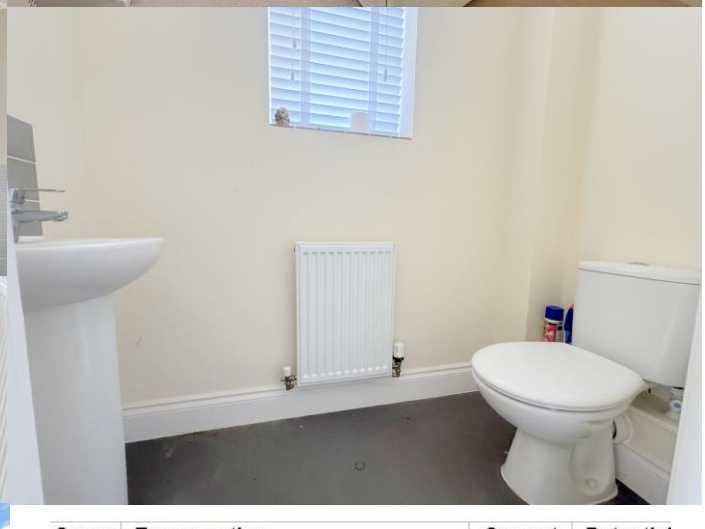

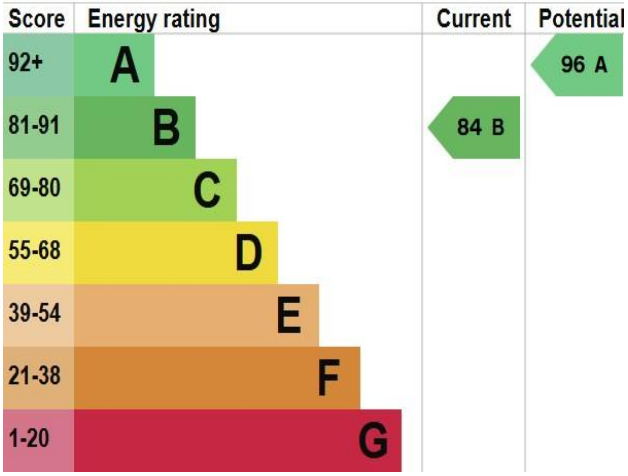

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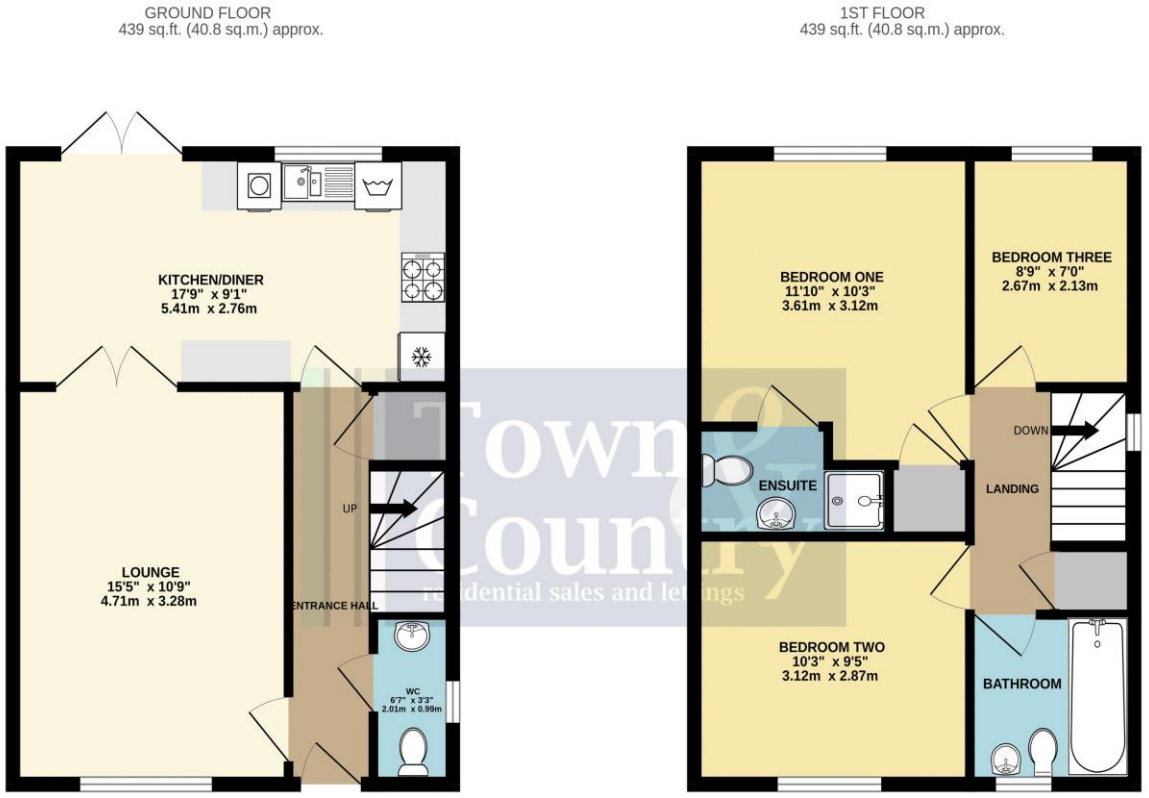

TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

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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