

**Church Road, Brightlingsea  
CO7 0QU  
£400,000 Freehold**

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- CHAIN FREE
- DETACHED BUNGALOW
- NON-ESTATE ESTABLISHED LOCATION
- THREE BEDROOMS
- 25'3" LIVING ROOM
- 14'11" KITCHEN
- CONSERVATORY
- BATHROOM & SHOWER ROOM
- 30'3" GARAGE & 0.21 ACRE PLOT
- AMPLE OFF ROAD PARKING

**\*\*CHAIN FREE: A FABULOUS THREE BEDROOM TWO BATHROOM DETACHED BUNGALOW ON A PLOT OF APPROXIMATELY 0.21 OF AN ACRE\*\***

Located in a prominent non-estate location is this rarely available property with no onward chain.

This sprawling residence has generous room sizes and on one level, ideal for lateral living.

Features include oil to radiator heating and double glazing. However, a degree of modernisation will be favoured, making this an ideal opportunity for a new owner to stamp their identity onto what is regarded, at the moment, to be a blank canvas.

The current accommodation comprises of entrance lobby, entrance hallway, living room, conservatory, kitchen, shower room, three bedrooms and family bathroom.

Outside there is an open plan front garden, driveway, garage and sizeable rear garden.



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE LOBBY**

5' 1" x 3' 2" (1.55m x 0.96m)

Double glazed door, double glazed window to front.

**ENTRANCE HALLWAY**

Frosted entrance door. Generous in size, access to loft space (with loft ladder). Walk-in airing cupboard, radiator.

**LIVING ROOM**

25' 3" x 13' 11" (7.69m x 4.24m)

Double glazed window to front elevation, two double glazed windows to side elevation. Double glazed patio doors to conservatory, radiator.

**CONSERVATORY**

17' 5" x 9' 8" (5.30m x 2.94m)

Polycarbonate style roof, power, tiled flooring. Double glazed to three elevations, double glazed French doors to garden, double glazed access door to side.

**KITCHEN**

14' 11" x 10' 11" (4.54m x 3.32m)

Double glazed window to rear elevation, double glazed door to conservatory. Stainless steel double drainer sink unit, inset to work tops with cupboards under. Range of floor standing cupboards drawers and units with adjacent work tops, wall mounted cupboards. Space for washing machine, space for cooker, space for fridge, space for freezer and cupboard housing boiler.

**SHOWER ROOM**

7' 0" x 3' 10" (2.13m x 1.17m)

Two double glazed frosted windows to front elevation. Low level WC, pedestal wash hand basin and built-in shower cubicle, tiled splash backs and sliding screen door, radiator.



**BEDROOM ONE**

13' 10" x 12' 11" (4.21m x 3.93m)

Double glazed window to front elevation, two radiators.

**BEDROOM TWO**

12' 11" x 10' 7" (3.93m x 3.22m)

Double glazed window to rear elevation, fitted wardrobe cupboard, radiator.

**BEDROOM THREE**

9' 10" x 7' 11" (2.99m x 2.41m)

Double glazed window to side elevation, radiator.

**BATHROOM**

10' 8" x 6' 7" (3.25m x 2.01m)

Double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin and panel bath with hand grips. Shaver socket, radiator.

**FRONT GARDEN**

Open plan, paved area, laid mainly to lawn with conifers and shrubs. Shared driveway to garage.

**GARAGE**

30' 3" x 8' 6" (9.21m x 2.59m)

Up and over door, power and lighting. Window to rear and personal door to garden.

**REAR GARDEN**

Generous in size largely laid mainly to lawn with established flower beds and borders, paved patio. Aluminium framed greenhouse and side access to both sides.







## GROUND FLOOR



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