

**Granville Way, Brightlingsea  
CO7 0SY  
Guide Price £430,000-£450,000  
Freehold**

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- **FOUR BEDROOM DETACHED FAMILY HOME**
- **INDEPENDENT ANNEXE POTENTIAL**
- **EN-SUITE BATHROOM PLUS FAMILY SHOWER ROOM**
- **LARGE BEAUTIFULLY FITTED KITCHEN/DINER**
- **LOUNGE & SEPARATE STUDY**
- **CONSERVATORY**
- **FURTHER CRAFT/WORK FROM HOME ROOM**
- **UTILITY & CLOAKROOM**
- **120FT APPROX SOUTH WESTERLY FACING GARDEN**
- **LOTS OF OFF ROAD PARKING**

**\*\*EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME WITH POTENTIAL PURPOSE BUILT ANNEXE IN THE GARDEN\*\***

View this 2000 Sqft (approx) family home, and you will be impressed by the sheer amount of space on offer. With four double bedrooms, principal with En-suite, large lounge, study, conservatory, beautifully fitted cream gloss kitchen with enough room for the whole family to congregate plus family handy utility, family bathroom and cloakroom!

There are TWO ADDED BONUSES to this home: A further 17ft WORK FROM HOME/CRAFT ROOM and the PURPOSE BUILT 28FT X 24FT POTENTIAL ANNEXE .... Ask the team for more details on this.

Another highlight is the 120ft rear SOUTH WESTERLY FACING GARDEN complete with HOT TUB!

Plenty of parking, plenty of space and plenty of options on offer at this family home in a very REQUESTED LOCATION



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

#### **ENTRANCE HALL**

Access to front door at the side of the property. UPVC double glazed entrance door into a bright and airy entrance hall with stairs leading up to the first floor landing. Handy understairs storage cupboard, wood laminate flooring radiator. Doors leading to the sizeable ground floor accommodation.

#### **LOUNGE**

17' 3" x 13' 4" (5.25m x 4.06m)

A cosy room for the whole family with a contemporary media wall incorporating a "mood lit" feature fire along with radiators. A very versatile room with French doors leading directly into the south westerly facing conservatory. An ideal space to open up for entertaining guests or family gatherings.

#### **CONSERVATORY**

South westerly aspect overlooking the patio and rear garden.

#### **KITCHEN/DINER**

17' 6" x 14' 7" (5.33m x 4.44m)

The hub of the house! Beautifully fitted kitchen with UPVC double glazed windows to the front allowing for lots of natural light to flood through. A vast range of cream gloss base and eye level units with complimenting wood effect worksurfaces over, inset drainer sink unit with fountain tap. Four ring gas hob, Smeg double oven, integrated Bosch dishwasher, integrated microwave, radiator. A really spacious kitchen with plenty of room for dining and relaxing space for the whole family.

#### **UTILITY ROOM**

9' 4" x 5' 7" (2.84m x 1.70m)

UPVC window to side. Range of base and wall units with work surfaces over, stainless steel drainer sink unit with mixer tap. Plumbing for washing machine, space for tumble dryer and fridge freezer, radiator. Door to Study. This area formed part of the original garage.



### **CRAFT ROOM OR ADDITIONAL WORK FROM HOME SPACE**

17' 8" x 10' 0" (5.38m x 3.05m)

Accessed via the utility room or independently from the house via the UPVC door from the front or the property. Previously the garage and converted by the current owner to a marvelous work from home/craft room space, this would be an ideal area for a variety of work uses subject to any potential change of use. Cupboard housing the boiler, workbench and further cupboard space. Laminate flooring.

### **STUDY**

10' 4" x 7' 2" (3.15m x 2.18m)

UPVC window and doors to rear overlooking the garden. A perfect space to work from home which is light and airy due to its south westerly facing position. Carpet flooring, radiator.

### **CLOAKROOM**

UPVC double glazed window to side. White suite comprising of low level WC and wash hand basin. Wood laminate flooring, radiator, extractor fan.

### **FIRST FLOOR LANDING**

UPVC double glazed window. Galleried landing with airing cupboard and loft access. Carpet flooring. Doors leading to bedrooms and family bathroom.

### **PRINCIPAL BEDROOM**

15' 3" x 11' 7" max (4.64m x 3.53m)

UPVC double glazed window to front aspect. Bespoke fitted wardrobes and dressing table to one wall. Carpet flooring, radiator.

### **EN-SUITE BATHROOM**

Obscure UPVC window to front aspect, panelled 'P' shaped bath with wall mounted shower, pedestal wash basin and low level WC. Part tiled walls, tiled flooring, radiator.

### **BEDROOM TWO**

12' 0" x 10' 5" (3.65m x 3.17m)

UPVC double glazed window to rear aspect. Bespoke fitted wardrobe cupboards and dresser unit. Carpet flooring, radiator.

### **BEDROOM THREE**

12' 0" x 10' 5" (3.65m x 3.17m)

UPVC double glazed window to rear aspect. Bespoke fitted wardrobe cupboards and dresser unit. Carpet flooring, radiator.

### **BEDROOM FOUR**

11' 8" x 8' 10" (3.55m x 2.69m)

UPVC double glazed window to front aspect, carpet flooring, radiator.

### **FAMILY BATHROOM**

UPVC double glazed window to side aspect. White suite comprising low level WC, pedestal wash basin and double shower enclosure. Heated towel rail.

### **EXTERIOR**

#### **FRONT**

Block paved frontage with plenty of off road parking for numerous vehicles.

#### **REAR**

Access to rear is via both sides of the property. A beautiful south westerly facing garden enjoying the afternoon sun and is perfect for families and entertaining. Made up of a generous patio area complete with Pergoda for shady dining. The remainder of the outside space is lawned stretching approximately 120 feet which leads down to a further patio area with purpose brick built structure with many options for use such as gym, office or annexe potential.

### **POTENTIAL ANNEXE**

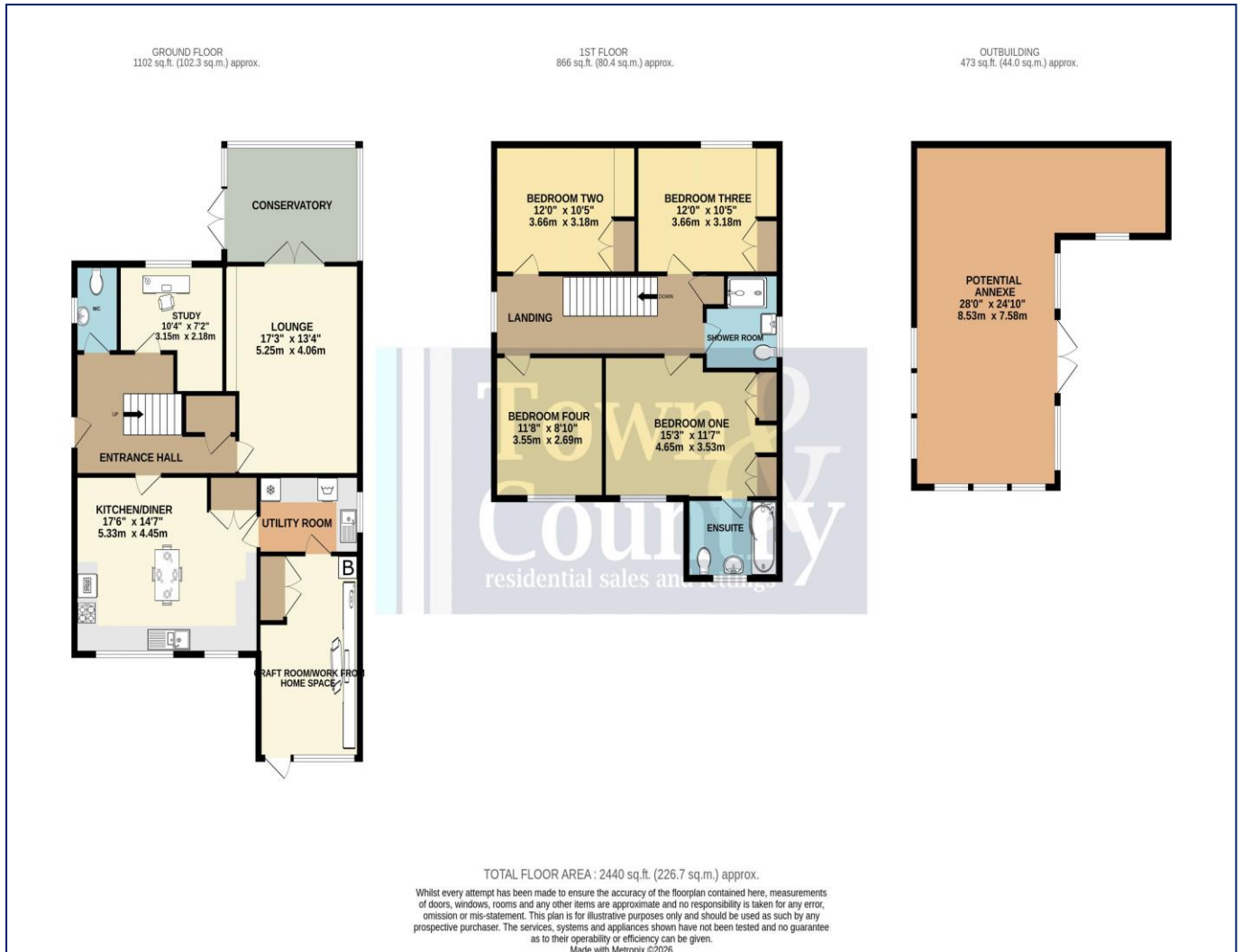
28' 0" x 24' 0" (8.53m x 7.31m)

Currently used as a gym/games room, this 28ft purpose built brick out building was originally designed as an annex. It has double glazing, is fully insulated, services - with water and electric, and plumbing already in situ for bathroom facilities. With a little imagination, it could be easily adapted to create a wonderful annex and is an ideal size for a comfortable independent living space which could incorporate a lounge/kitchen, bedroom and bathroom.









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