

**Marsh Way, Brightlingsea
CO7 0LH
Guide Price £330,000-£340,000
Freehold**

Town & Country
residential sales and lettings



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- CUL-DE-SAC LOCATION
- VERSATILE ACCOMMODATION
- SEMI-DETACHED
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS

- FITTED KITCHEN/DINER
- UTILITY AREA
- CONSERVATORY
- DRIVEWAY FOR OFF ROAD PARKING
- WALKING DISTANCE OF TOWN CENTRE, SCHOOLING, MARINA & LIDO

****A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE LOCATED IN THIS CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE, SCHOOLING AND MARINA****

This lovely family home has been in the hands of the present owners for approximately nine years and in which time modernisation and a host of improvements have been made to cater for those everyday busy family needs.

Changes to the original layout means that the flexible accommodation now consists of entrance porch, entrance hallway, living room, modern fitted kitchen/diner, conservatory, snug/second reception, ground floor bedroom/office and utility area.

The first floor has three good sized bedrooms and a family bathroom.

Outside the front garden is open plan with a block paved driveway whilst the rear garden has been made low maintenance.

An early appointment to view should be made to appreciate the features on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

7' 4" x 3' 1" (2.23m x 0.94m)

Double glazed entrance door, double glazed windows to two elevations.

ENTRANCE HALLWAY

13' 0" x 6' 3" (3.96m x 1.90m)

Glazed panel door, stair flight to first floor landing. Storage alcove under stairs. Karndean flooring, vertical radiator.

LIVING ROOM

13' 2" x 12' 1" (4.01m x 3.68m)

Double glazed Bow window to front elevation, fire alcove.

KITCHEN/DINER

18' 8" x 11' 1" (5.69m x 3.38m)

Recessed lighting, double glazed window to rear garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of modern cupboards, drawers and units with adjacent wooden work surfaces. Wall mounted matching units and glazed display unit. Integrated dishwasher, space for automatic washing machine, space for range cooker and space for American style fridge/freezer. Double glazed door and picture window to conservatory. Karndean style flooring, feature vertical radiator.

CONSERVATORY

9' 9" x 9' 4" (2.97m x 2.84m)

Polycarbonate style roofing, double glazed windows to three elevations, double glazed French doors to garden. Karndean style flooring, radiator.

SNUG/SECOND RECEPTION

11' 3" x 8' 1" (3.43m x 2.46m)

Recessed lighting, feature vertical radiator.



UTILITY AREA

8' 2" x 2' 9" (2.49m x 0.84m)

Double glazed window to front elevation, double glazed door to front. Space for washing machine and additional water tap.

BEDROOM FOUR/OFFICE

9' 11" x 8' 1" (3.02m x 2.46m)

Double glazed picture window to rear elevation and double glazed door to rear garden. Recessed lighting.

FRONT GARDEN

Open plan with pathway and block paved drive providing off street parking. Lawned area, planting and shrubs.

REAR GARDEN

Enclosed with wood decking, stone/shingle area, raised flower beds, planting and shrubs.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side elevation, built-in airing cupboard.

BEDROOM ONE

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window to front elevation, decorative wood panelling. Range of wall to wall fitted wardrobe cupboards, radiator.

BEDROOM TWO

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

9' 2" x 8' 4" (2.79m x 2.54m)

Double glazed window to front elevation, bulk head storage cupboards, radiator.

BATHROOM

8' 1" x 6' 6" (2.46m x 1.98m)

Double frosted window to side and rear elevations, recessed lighting. Low level WC, pedestal wash hand basin with mixer tap and vanity under and panel bath with mixer tap shower spray, tiled splash backs.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.