

**Western Road, Brightlingsea  
CO7 0HZ  
£250,000 Freehold**

**Town &  
Country**  
residential sales and lettings



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- ESTABLISHED PROPERTY
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN

- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARDEN ROOM/CONSERVATORY
- GAS TO RADITOR HEATING
- DOUBLE GLAZING
- CLOSE PROXIMATY TO TOWN CENTRE & MARINA

CHAIN FREE

**\*\*A DECEPTIVELY LARGE THREE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED FAMILY HOME\*\***

The accommodation is set over two floors and has been extended to the ground floor rear elevation (providing a garden room/conservatory).

The ground floor comprises of entrance porch, living room, lobby, dining room/second reception, improved kitchen, rear lobby and ground floor shower room.

The first floor consists of three bedrooms (bedroom one with En-suite).

The property has a good size rear garden with an independent garden room/conservatory and is situated in a prominent location within easy access to the Town Centre and Waterfront.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

4' 7" x 2' 1" (1.40m x 0.63m)

Double glazed entrance door, double glazed windows to two elevations, polycarbonate style roofing.

#### **LIVING ROOM**

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed frosted door, double glazed Bay window to front elevation. Fire surround with gas coal effect fire, radiator.

#### **LOBBY**

Built-in alcove under stairs.

#### **DININGROOM/SECOND RECEPTION**

12' 2" x 12' 0" (3.71m x 3.65m)

Double glazed window rear elevation, fire alcove, radiator. Inner lobby with stairs to first floor landing.

#### **KITCHEN**

14' 10" x 8' 0" (4.52m x 2.44m)

Double glazed window to side elevation. Stainless steel one and a quarter bowl sink unit with mixer tap inset to work top. Range of gloss fronted units with adjacent work tops, bank of three tall standing storage cupboards. Stainless steel filter hood over four ring gas hob, electric oven inset to tall standing unit, tall standing larder cupboard. Space for washing machine, space for dishwasher, space for fridge and space for freezer. Vertical radiator.

#### **REAR LOBBY**

8' 5" x 3' 4" (2.56m x 1.02m)

Double glazed door to garden. Wall mounted gas fired boiler, space for tumble dryer.



#### **BATHROOM**

8' 0" x 6' 1" (2.44m x 1.85m)

Double glazed frosted window to side elevation, extractor fan. Low level WC, pedestal wash hand basin and corner bath with shower unit over and curved screen. Heated towel radiator, tiled walls and tiled effect laminate flooring.

#### **FIRST FLOOR LANDING**

7' 5" x 4' 11" (2.26m x 1.50m)

Access to loft space with loft ladder.

#### **BEDROOM ONE**

12' 3" x 10' 7" (3.73m x 3.22m)

Double glazed window to front elevation. Range of fitted wardrobe cupboards with bed alcove, built-in double wardrobe cupboard, radiator.

#### **EN-SUITE SHOWER ROOM**

3' 9" x 2' 9" (1.14m x 0.84m)

Double glazed frosted window to front elevation, recessed lighting. Low level WC, wash hand basin with mixer tap and vanity cupboard under and shower cubicle, tiled walls.

#### **BEDROOM TWO**

12' 0" x 6' 5" (3.65m x 1.95m)

Double glazed window to rear elevation, walk-in wardrobe cupboard, radiator.

#### **BEDROOM THREE**

9' 6" x 7' 3" (2.89m x 2.21m)

Double glazed window to rear elevation, fire surround with inset cast iron grate, radiator.

**GARDEN ROOM/CONSERVATORY**

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed French doors to garden, double glazed windows to two elevations, power and lighting.

**FRONT GARDEN**

Paved area enclosed by wall with gate. Shared access to side.

**SIDE AREA**

Outside the kitchen door is a side area with access to the garden room/conservatory and rear garden.

**REAR GARDEN**

Extending to approximately 61ft. Paved area, laid mainly to lawn, established flower beds and borders. Timber shed, aluminium/glazed greenhouse. Access to side.

**AGENT'S NOTES**

We have been advised that the first floor double glazed windows are tilt and turn for easy maintenance and in case of a fire (easy escape).







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