



**Campernell Close, Brightlingsea, Colchester, CO7 0TA**

**welcome to**

**Campernell Close, Brightlingsea, Colchester**

This stunning three bedroom semi detached house is situated in the popular seaside town of Brightlingsea. The town benefits from cafes, pubs, restaurants, supermarkets, shops and amenities, as well as Brightlingsea Primary School & Nursery, Colne Community School and the popular Lido outdoor pool.



**Situated in a cul-de-sac position in this popular seaside town, this beautifully presented semi detached house is ideal for families, offering good access to shops, amenities, schools and coastal walks. The property offers contemporary and spacious living accommodation and an early viewing is advised.**

**The entrance door gives access to a dining area with archway through to a modern kitchen with stairs rising to the first floor. To the rear of the property there is a light and airy lounge with bifolding doors onto the garden.**

**The first floor offers three bedrooms and a modern family bathroom.**

**Externally there is driveway parking, a garage, and well maintained enclosed rear garden perfect for relaxing and outside dining.**

**Entrance Door To:**

### Dining Area

Upvc double glazed window to front, contemporary radiator, laminate flooring, wall mounted electric fire, ceiling spotlights, archway to:

### Kitchen

Upvc double glazed door to side, stairs to first floor with cupboard under, range of modern matching white gloss base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated eye level double oven, inset hob with extractor over, integrated washing machine and dishwasher, space for tall fridge/freezer, breakfast bar, wine wrack, contemporary radiator, laminate flooring, ceiling spotlights, opening to:

### Lounge

Upvc double glazed bi-folding doors to rear garden, upvc double glazed door to side, contemporary radiator, laminate flooring, wall lights, feature upvc double glazed lantern roof window, media station with storage units.

### First Floor Accommodation

### Landing

Radiator, loft access, doors to:

### Bedroom One

Upvc double glazed window to rear, radiator, fitted cupboards, carpet.

### Bedroom Two

Upvc double glazed window to front, radiator, fitted cupboards, carpet.

### Bedroom Three

Upvc double glazed window to front, radiator, carpet.

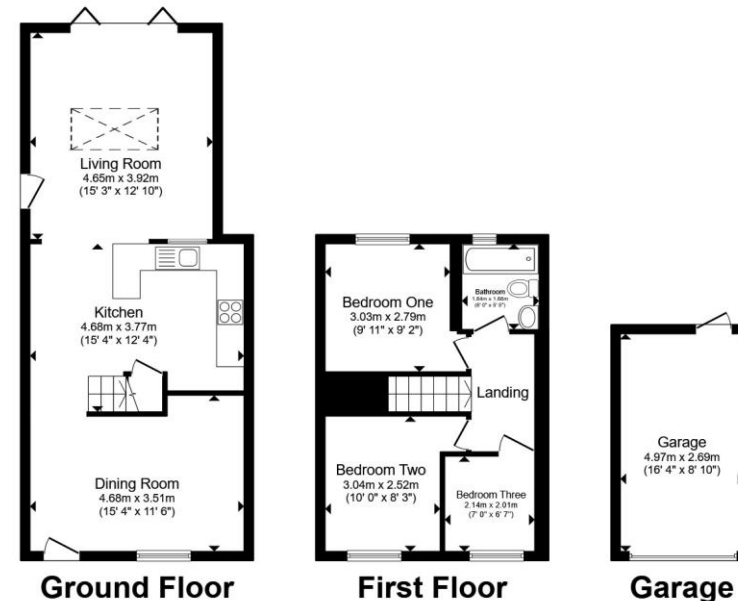
### Family Bathroom

Upvc double glazed opaque window to rear, modern white three piece suite comprising panel enclosed bath with shower over and screen, wash hand basin set into vanity unit with cupboard below and concealed cistern w.c., tiled walls and flooring.

### Outside

There is a small garden area to the front with additional block paved section for parking. Driveway to side providing off road parking and giving access to the Garage. Side access gate to rear garden.

There is a well maintained rear garden which commences with paved patio seating area, the remainder being laid to lawn with flower/shrub beds, all enclosed by panel fencing.



Total floor area 96.4 m<sup>2</sup> (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Campernell Close, Brightlingsea, Colchester

- Beautifully Presented Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Driveway & Garage
- Enclosed Rear Garden
- Popular Seaside Town
- Early Viewing Advised!

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of  
**£325,000**



### directions to this property:

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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