



- Detached Bungalow
- Two Bedroom
- New Build
- 10 Year Warranty
- Air Source Heat Pump
- Electric Car Charging Point
- En Suite & Family Bathroom
- Under Floor Heating Throughout
- Sought After Area
- Open Plan Living

## Briars Sandwich Road, Brightlingsea, Colchester, Essex. CO7 0PT.

Exceptional detached two bedroom new build bungalow with off road parking. Fitted throughout with good quality furnishings along with a choice of flooring. Highlights include under floor heating, En-suite, family bathroom, fitted shaker style kitchen with breakfast bar and open plan living space with views onto the rear south facing garden. Situated in the popular Town of Brightlingsea positioned close by to Brightlingsea Promenade and Waterfront and Town Centre. Early viewing advised to fully appreciate what this individual bungalow has to offer. Guide price £375,000- £400,000.



# Property Details.

## Living Accommodation

### Entrance Hallway

Composite front door and cupboard housing manifold.

### Kitchen/Breakfast Room



12' 09" x 10' 2" (3.89m x 3.10m) Inset spot lights and feature lights, under floor heating, obscure window to side, fitted shaker style kitchen with breakfast bar, quartz worktops, range of wall and base units, ceiling extractor fan, integrated induction hob, cooker hood, oven and microwave, washing machine, fridge/freezer and dishwasher, open plan onto the living room.

### Living Room



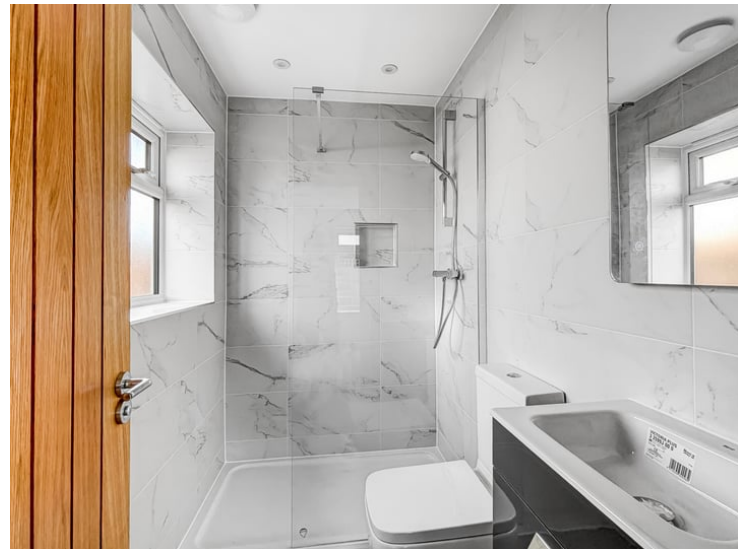
18' 10" x 12' 09" (5.74m x 3.89m) Underfloor heating, inset spot lights, double glazed windows and French doors opening onto the garden.

## Bedroom



11' 0" x 10' 5" (3.35m x 3.17m) Double glazed windows to front, underfloor heating and wall mounted heating control.

## En Suite



7' 3" x 4' 7" (2.21m x 1.40m) Double glazed window to side, inset spot lights, vanity unit, tiled floor, LED bathroom mirror, low level WC, shower enclosure and ceiling extractor fan.

# Property Details.

## Bedroom



11' 01" x 10' 11" (3.38m x 3.33m) Double glazed window to front, under floor heating and wall mounted heating control.

## Rear Garden



A blank canvas - paved footpath to gated side access. (The garden will be laid to lawn).

## Family Bathroom



7' 4" x 5' 09" (2.24m x 1.75m) Tunnel light, towel radiator, tiled wall, tiled floor, vanity unit, low level WC panelled bath, wall mounted LED bathroom mirror and ceiling extractor fan.

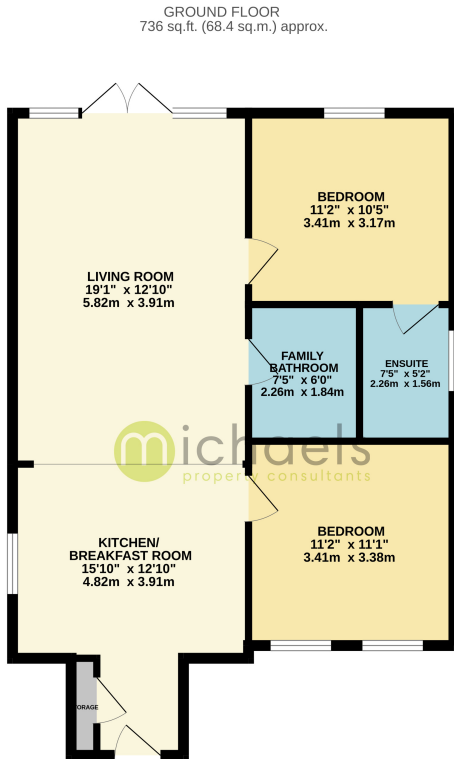
## Outside

### Driveway

Block paved driveway to the front aspect creating off road parking.

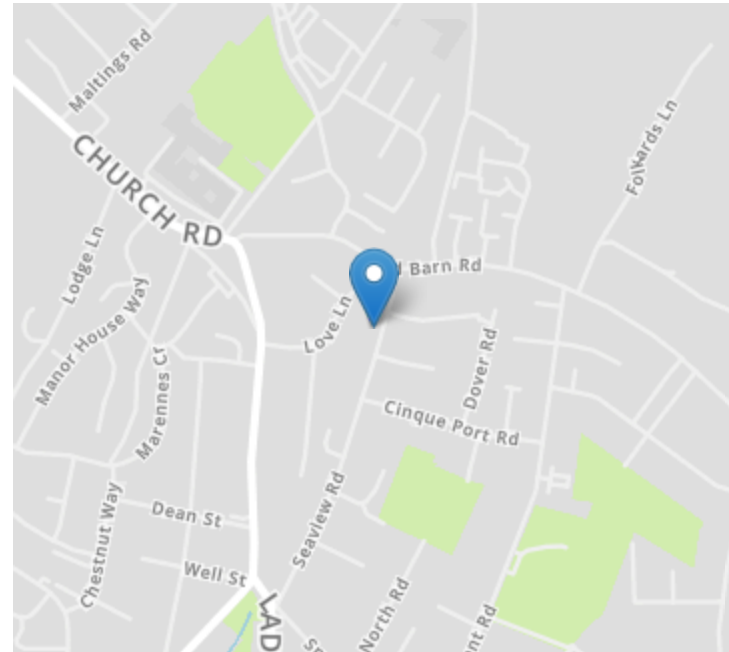
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.