



- Linked Detached House
- Three Double Bedrooms
- Porcelain Patio
- Engineered Oak Herringbone Flooring
- Bespoke Shutters
- Kitchen/ Diner With Quartz Worktops & Hot Tap
- Living Room
- En Suite, Bathroom & Ground Floor W/C
- High Quality Finish, Built By Hopkins Homes
- Walking Distance Of Hurst Green & Colchester

Call 01206 820999



2 Pannell Place, Brightlingsea, Colchester, Essex. CO7 0FW.

A beautifully presented three bedroom home within the Hopkins Homes development in the sought after waterside Town of Brightlingsea. Having been wonderfully upgraded by the current owners with excellent decoration and upgrades such as quartz worktops, shutters, engineered oak herringbone flooring, bespoke understairs storage unit, and improved rear west facing garden. This stylish home is a must to view. Accommodation includes three first floor double bedrooms, en-suite to master, family bathroom, entrance hall, cloakroom, living room, kitchen/diner, garage with power and ample off road and off road parking. Guide price £400,000-£425,000,



Property Details.

Ground Floor

Entrance Hall

Composite front door, radiator, bespoke understairs storage unit, engineered oak herringbone floor.

Living Room



15' 7" x 11' 01" (4.75m x 3.38m) Double glazed window to front, bespoke shutters, oak sliding pocket door to dining room, engineered oak herringbone flooring.

Kitchen/Diner



17' 10" x 9' 10" (5.44m x 3.00m) Double glazed window to rear with shutters, French doors opening onto the garden, radiator, engineered oak herringbone flooring, fitted kitchen including a range of wall and base units, quartz worktops, inset butler sink with instant hot water tap, integrated Neff appliances including double oven, gas hob, over head cooker hood, fridge/freezer and dish washer, open plan onto the dining area.

WC

Double glazed window to side, shutters, radiator, wall lights, oak engineered herringbone floor, part tiled walls, vanity unit with bowl sink, WC.

First Floor

Landing

Storage cupboard, loft access (the loft is insulated) doors leading to:

Property Details.

Bedroom One



13' 11" x 11' 0" (4.24m x 3.35m) Double glazed window to front with shutters, radiator, fitted wardrobe, door to:

En Suite



Double glazed window to front with shutters, radiator, part tiled walls, shower cubicle, WC and wash hand basin, extractor fan.

Bedroom Two



17' 9" x 10' 4" (5.41m x 3.15m) Velux window to front and rear, two radiators, wall lights, loft access.

Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m) Double glazed window to rear with shutters, radiator, part paneled walls, fitted wardrobe.

Family Bathroom

Double glazed window to rear, radiator, part tiled walls, paneled bath, WC wash hand basin, wall mounted light and extractor fan.

Outside

Rear Garden



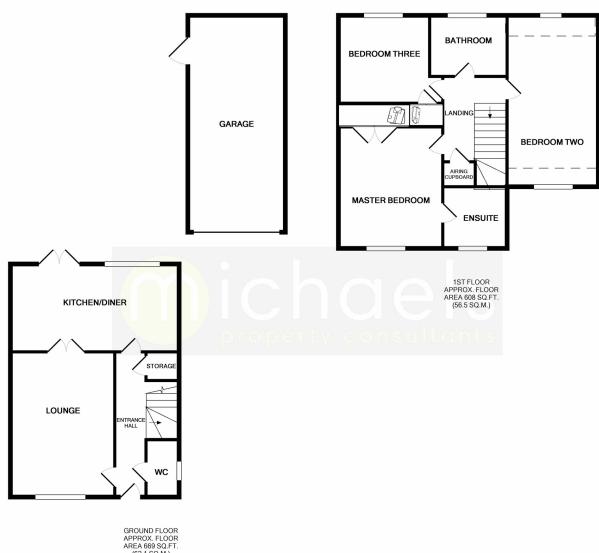
A well maintained and improved west facing rear garden, porcelain patio area, raised rendered planters, with the remainder laid to lawn, upgraded lighting, access to the garage and driveway, retained by fencing.

Garage & Off Road Parking

Off road parking via the driveway, leading to the garage with power and light.

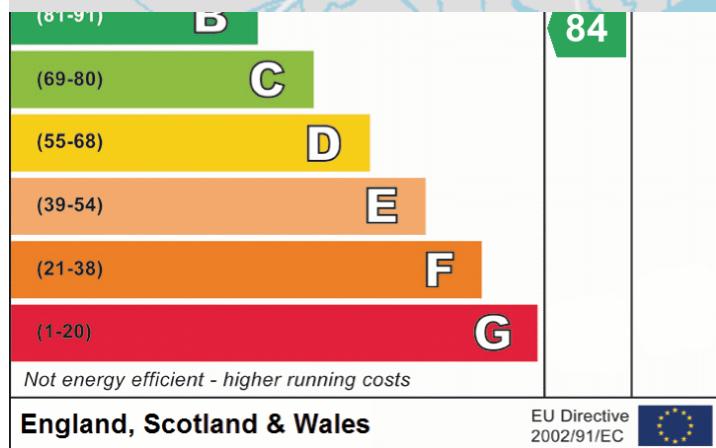
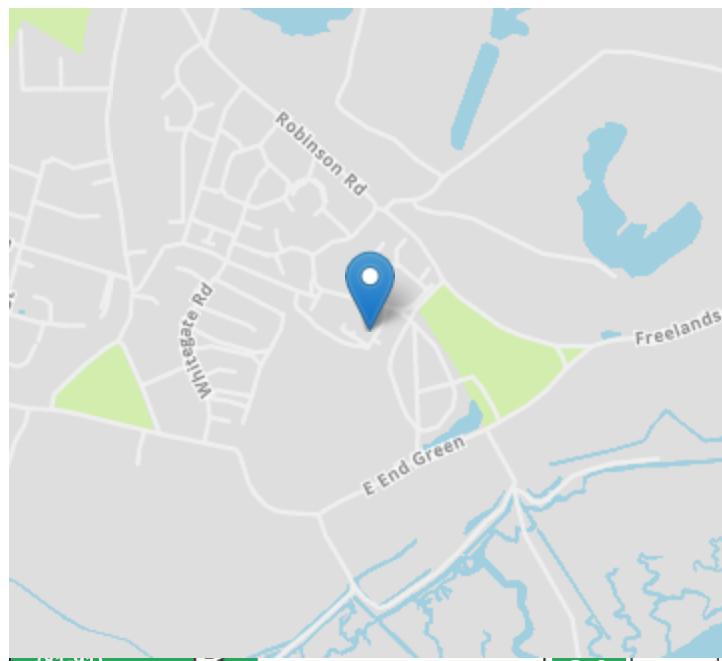
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should satisfy themselves as to the accuracy of these details and no guarantee as to their accuracy can be given.

Location



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.