



- Two Double Bedrooms
- Detached House
- Extended & Modernised To An Exceptional Standard
- Ground Floor Cloak Room
- Seperate Dining Room
- Period Features Throughout
- Under Floor Heating
- Log burner
- Close To Shops And Amenities
- Three Piece Bathroom Suite

18 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.

This simply stunning detached Victorian home has been lovingly improved by its current owners, blending a combined contrast of modern/ Victorian features throughout. Internally the main highlights include a bespoke fitted kitchen/diner with quartz work surfaces, Neff integrated appliances, induction hob and more. It also benefits from an island with a breakfast bar, ideal entertaining space for all the family and friends, bi folding doors opening out onto the stylish patio and rear garden. Impressive log burner in the living room, with a bay window, ground floor cloakroom. On the 1st floor you will find two double bedrooms, as well as a beautiful three piece suite. For further information on this wonderful property please do not hesitate to contact a member of our staff now.



Property Details.

Ground Floor

Living Room



12' 6" x 12' 7" (3.81 m x 3.84m) Bay window to front, radiator, log burner inset spot lighting throughout door to;

Dining Room



12' 6" x 12' 7" (3.81 m x 3.84m) Window to rear, radiator, access to storage cupboard under the stairs and door to;

Kitchen/snug and breakfast room.



11' 6" x 32' 11" (3.51 m x 10.03m) Underfloor heating, fully tiled flooring, single door to side, bi folding doors to rear, sky lights, inset spot lighting through out, range of eye and low level fitted units with quartz work surfaces over, centre island, with storage units under, built in induction NEFF hob and extractor fan, built in fridge and freezer, NEFF single oven and grill, NEFF microwave and warming drawer, space for washing machine and tumble dryer, inset sink, door to cloakroom;

Cloakroom



W/C, and wash hand basin, spot lighting.

First Floor

Landing

Window and doors to;

Property Details.

Master Bedroom



12' 6" x 12' 6" (3.81 m x 3.81 m) Window to rear, radiator, inset spot lighting and door to;

En-Suite



13' 2" x 7' 6" (4.01 m x 2.29 m) Window to rear, sky lights, fully tiled suite, walk in double shower, free standing bath, his and hers double sink with vanity units under, underfloor heating through out, W/C.

Bedroom Two



12' 6" x 12' 6" (3.81 m x 3.81 m) Window to front, radiator, spot lighting, access to storage cupboard.

Outside

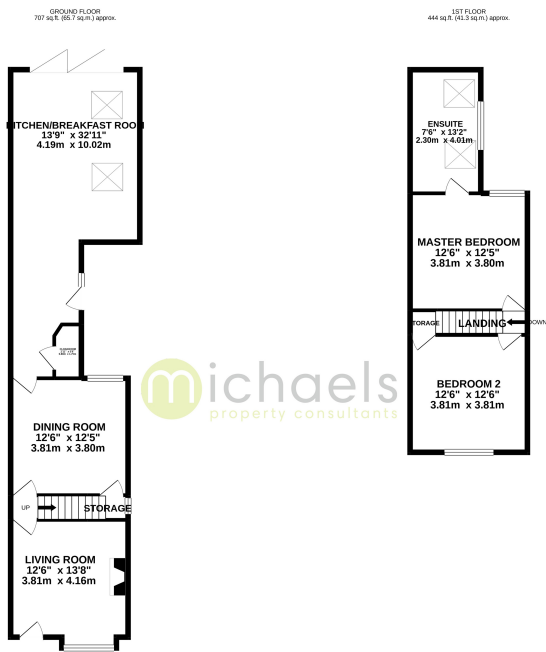
Garden



The owners have maintained and upgraded the the outside space incredibly well. Its fully enclosed by fencing and consists of a patio area, which is ideal for an outside seating arrangement. the rest of the space is really low maintenance as there is a small gassed section of the garden. There is a shed as well to the rear of the garden which has full power connected. this will be remaining with the house (STN

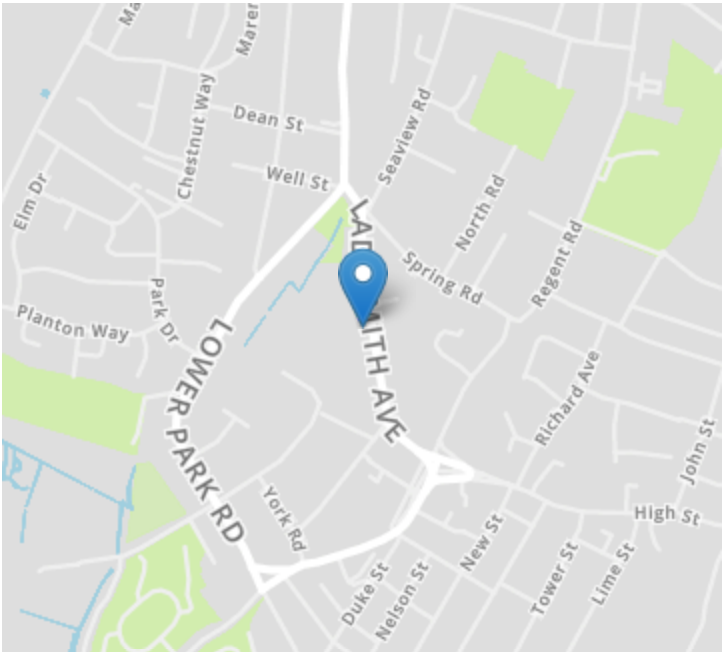
Property Details.

Floorplans



TOTAL FLOOR AREA: 1151 sq ft (107.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of areas, volumes, heights and any other details 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, features and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapmaker 12021

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.

