



- Four Bedrooms
- En- Suite to Master
- Two Cloakrooms
- Large Lounge/Diner
- Garage and Ample Parking
- Spacious Garden
- Backing onto Allotments
- Close To Town Centre

**2a Bayard Avenue, Brightlingsea,
Colchester, Essex. CO7 0NH.**

With so much space on offer and situated in a coveted part of town that is just minutes away from a wonderful range of amenities, a short stroll to the beach and marina, backing onto allotments and adjacent to the large recreation park this excellent family home must be viewed. Offering a large lounge/diner with log burning stove, modern kitchen, conservatory, ground floor WC, study area, four double bedrooms, en-suite to master, en-suite WC to second bedroom, family bathroom, garage, ample off road parking and generous garden.



Property Details.

Ground Floor

Entrance Hall

Accessed via glazed Upvc entrance door with Upvc window to side, radiator, stairs rising to first floor and doors to:

Kitchen/Breakfast Room



11' 10" x 9' 10" (3.61m x 3.00m) Upvc window to front, radiator, a modern range of shaker style units with solid wood worktops over, butler sink, matching eye level units, space for washing machine, space for range cooker with chimney style extractor over, tiled splashbacks and ample space for breakfast table and fridge/freezer.

Lounge/Diner



23' 11" x 18' 4" (7.29m x 5.59m) Both maximum measurements, with patio doors to rear, two windows to side, wood effect flooring throughout, two radiators, fireplace with log burning stove and door to:

Study Area

7' 2" x 4' 6" (2.18m x 1.37m) With ample space for a table and storage, door to:

Ground Floor Cloakroom

With window to rear, Low level WC and wash hand basin.

Conservatory



10' 10" x 7' 8" (3.30m x 2.34m) With doors to garden and tiled floor.

First Floor

Landing

With fitted double storage cupboard, airing cupboard, loft access and doors to

Bedroom One



18' 3" x 13' 3" (5.56m x 4.04m) Two windows to rear, wood effect flooring, separate loft access, radiator and door to en-suite.

Property Details.

En- Suite

With shower cubical, low level WC and vanity wash hand basin.

Bedroom Two



13' 3" x 8' 1" (4.04m x 2.46m) Window to front, radiator, fitted wardrobe and door to:

En-Suite WC

Low level WC and wash hand basin.

Bedroom Three



10' 1" x 8' 7" (3.07m x 2.62m) Window to side, radiator, wood effect flooring and fitted wardrobe.

Bedroom Four

9' 8" x 8' 1" (2.95m x 2.46m) Window to front and radiator.

Bathroom



With panel bath and shower mixer attached, low level WC, wash hand basin, Bidet, tiled splashbacks and fitted cupboard.

Garage

With up and over door to front, power and light connected.

Driveway

With ample parking and side access to the rear garden

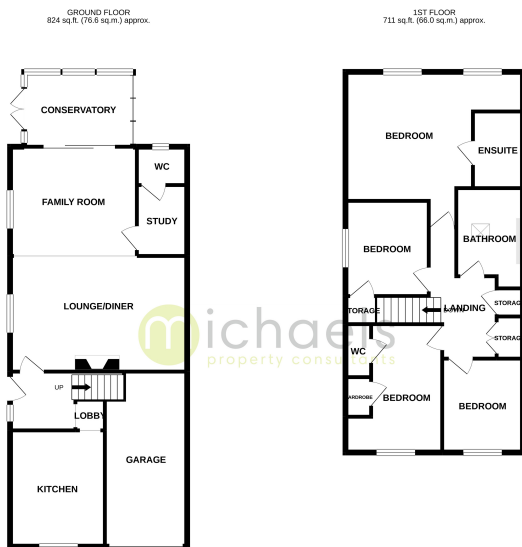
Garden



Rear garden commences with a patio area and onto a lawned area, all enclosed by panel fencing and a large summer house is to remain. As previously mentioned this fantastic home backs onto the local allotments so has wonderful views to the rear.

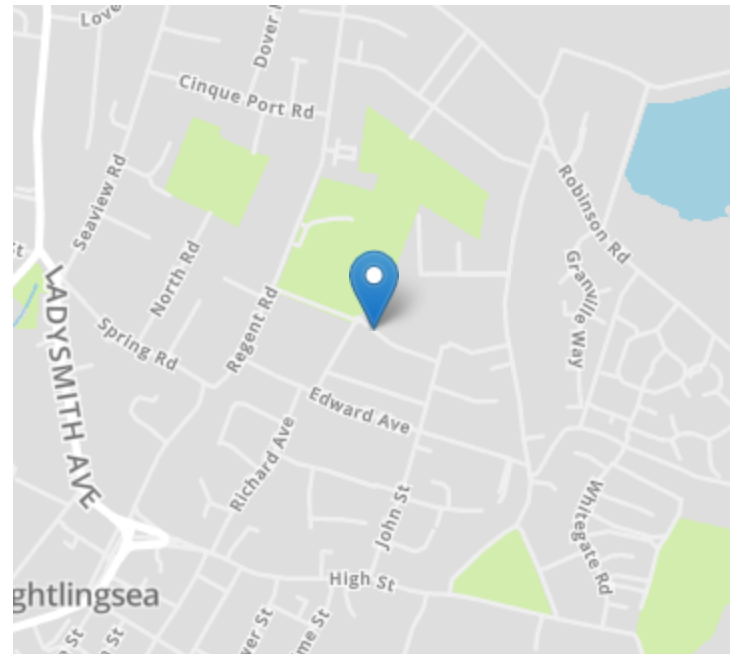
Property Details.

Floorplans

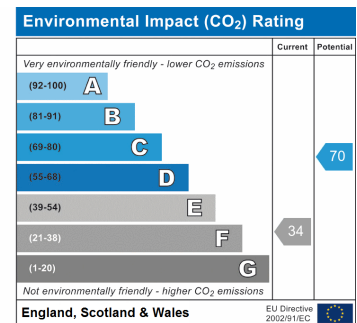
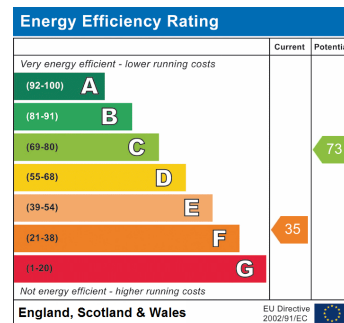


TOTAL FLOOR AREA: 1496sq.ft. (139.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, windows and doors are for information only and should not be relied upon for the purpose of any contract. The plan is for information only and should not be relied upon for the purpose of any contract. The services, systems and appliances shown here are for information only and should not be relied upon for the purpose of any contract. The plan is for information only and should not be relied upon for the purpose of any contract.

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.