



- Three Bedrooms
- Off Road Parking & Garage
- Living Room
- En Suite, Family Bathroom & Cloakroom
- No Onward Chain
- Enclosed Rear Garden
- NHBC Warranty Remaining

**27 Keats Crescent, Brightlingsea,  
Colchester, Essex. CO7 0FT.**

A beautifully presented three bedroom home on the popular the Hopkins Homes development. Currently offering three first floor bedrooms, en-suite to master, family bathroom, entrance hall, cloakroom, living room, kitchen/diner, great garden and off road parking with garage. Also offered for sale with no onward chain. Early viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

Front door, inset floor mat, stairs to understairs storage, doors leading to:

### Living Room



15' 7" x 10' 11" (4.75m x 3.33m) Double glazed window to front with shutters, radiator, double doors opening onto:

### Kitchen/Diner



17' 8" x 8' 10" (5.38m x 2.69m) Double glazed window to rear, French doors, tiled floor, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, stainless steel sink, integrated oven, fan, gas hob, stainless steel sink, space for washing machine, fridge/freezer and dish washer.

### WC

6' 1" x 2' 11" (1.85m x 0.89m) Low level WC, radiator, wash hand basin.

## First Floor

### Landing

Storage cupboard, doors leading to:

### Bedroom One



11' 11" x 10' 7" (3.63m x 3.23m) Double glazed window to rear, storage cupboard.

### En Suite



Low level WC, wash hand basin, shower enclosure.



# Property Details.

## Bedroom Two



10' 3" x 9' 7" (3.12m x 2.92m) Double glazed window to front, radiator.

## Bedroom Three

8' 11" x 7' 0" (2.72m x 2.13m) Double glazed window to rear, radiator, fitted wardrobes.

## Family Bathroom



Window to front, radiator, wall mounted fan, part tiled walls, paneled bath.

## Outside

### Rear Garden



Enclosed rear garden mainly laid to lawn, patio area, raised planter, gated side access, retained by fencing.

### Garage & Off Road Parking



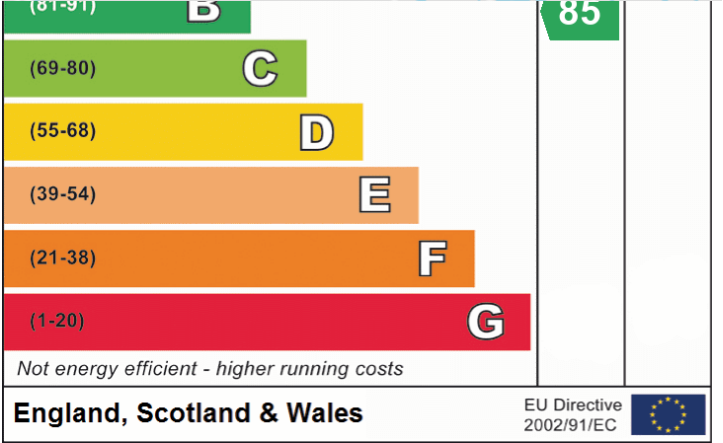
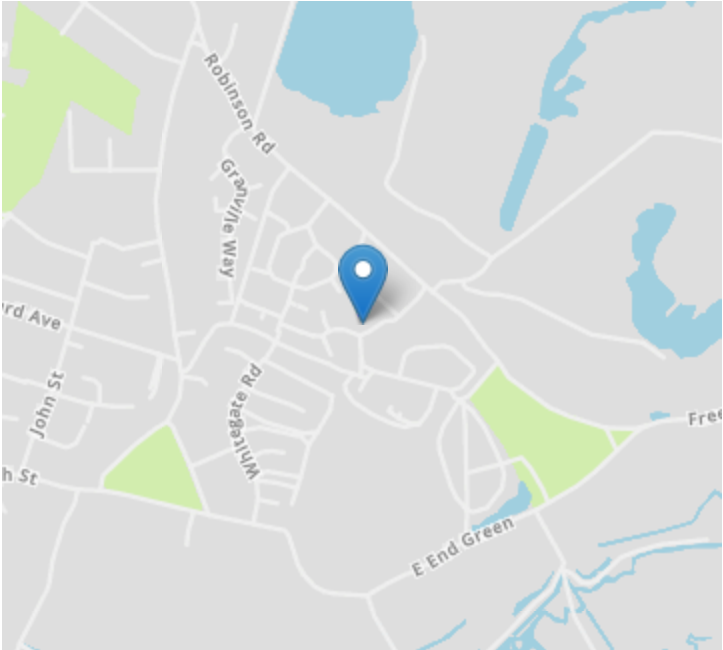
Garage with up over door, off road parking positioned in front of the garage.

# Property Details.

## Floorplans



## 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.