



- Edwardian Villa
- Four Bedroom Detached
- Generous Garden
- Garage And Parking
- Original Features
- Sought After Position

**66 Church Road, Brightlingsea,
Colchester, Essex. CO7 0JF.**

A charming detached Edwardian Villa in this sought after position within the waterside town of Brightlingsea. Rarely available, full of charm and character from the doorstep this spacious family home should tick all the boxes. On the ground floor there is a spacious entrance hall, dining room, 20' lounge, modern kitchen, ground floor shower room and garden room. On the first floor there are four bedrooms and a family bathroom, there is also a useful basement offering great further potential. Outside there is a generous garden, 24' garage and ample parking. Offered chain free.



Property Details.

Ground Floor

Entrance Hall

Solid wood herringbone floor, radiator, generous storage cupboards, picture rail, stairs to first floor with access to basement below, further doors to.

Dining Room



13' 1" x 13' 0" (3.99m x 3.96m) Bay window to front, radiator, picture rail, ornate marble fireplace with tiled hearth and surround.

Living Room



20' 6" x 13' 1" (6.25m x 3.99m) Bay window to side, further window to side, window to rear, a fully tiled fireplace with surround and hearth, radiator, picture rail, fitted cupboard.

Kitchen



14' 0" x 8' 5" (4.27m x 2.57m) Window to side, door to lobby, tiled floor, radiator, light tunnels, fitted units and drawers with worktops over, inset sink and drainer, spaces for washing machine, dishwasher and range cooker, fitted extractor, tiled splash backs, matching eye level units.

Lobby

Door to garden, tiled floor and doors to.

Cloakroom

Tiled floor, shower, pedestal wash hand basin, close coupled WC.

Garden Room



Tiled floor, vaulted ceiling, door to garden.

First Floor

Landing

Window to side, picture rail, radiator, loft access, doors to.

Property Details.

Bedroom One



15' 10" x 9' 3" (4.83m x 2.82m) Bay window to side, fireplace, fitted cupboard, fitted wardrobe, radiator.

Bedroom Two



13' 0" x 11' 1" (3.96m x 3.38m) Bay window to front, fitted cupboard, radiator, picture rail.

Bedroom Three

13' 2" x 8' 5" (4.01m x 2.57m) Window to side, window to rear, fireplace, fitted cupboard, picture rail.

Bedroom Four

10' 4" x 7' 9" (3.15m x 2.36m) An L shaped room with window to front and radiator.

Bathroom



Window to rear, panel bath, enclosed cistern WC, heated towel rail, wash hand basin, tiled walls.

Basement

Cellar

19' 0" x 11' 0" (5.79m x 3.35m) Part split into two rooms with ample head height, power and light,.

Outside

Garage

24' 1" x 12' 1" (7.34m x 3.68m) Up and over door to front, windows to rear and side, power and light connected, eaves storage.

Driveway

A generous block paved driveway offering ample off road parking retained by dwarf wall.

Garden



A generous garden mainly laid to lawn and enclosed by panel fencing with various shrubs and plants, further allotment area with garden shed.

