



- Four Bedroom Detached House
- Improved By Current Owners
- Home Office
- Kitchen/ Diner
- NHBC Warranty Remaining
- Extended
- Boot Room / Utility
- Modern Living Accommodation

10 Wilfreds Way, Brightlingsea, Colchester, Essex. CO7 0FP.

A beautifully presented four bedroom detached family home which has been extended and improved throughout. Highlights include conservatory, boot room/utility, shaker style kitchen with breakfast bar and quartz worktops, bespoke shutters and paneling. Having been wonderfully upgraded by the owner with excellent decoration this home is a must to view. Currently offering four bedrooms, en-suite, family bathroom, entrance hall, cloakroom, living room, kitchen/diner, home office, utility, conservatory private rear garden, off road parking and garage with power. Positioned on the popular Hopkins Homes development situated within easy reach of the waterfront, schooling and Town Centre. A viewing is highly advised to fully appreciate the space on offer. Guide price £440,000- £450,000

Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

Composite front door, alarm system, radiator and under stairs storage.

Cloakroom

Obscure double glazed window to the rear, low level WC, I wash hand basin and radiator.

Living Room



18' 3" x 10' 10" (5.56m x 3.30m) Double glazed window to the side with shutters, and front, radiator, feature fire place and panelling.

Kitchen/Breakfast Room



23' 7" x 9' 11" (7.18m x 3.02m) Double glazed window to the side and rear with shutters, tiled flooring, fitted shaker style kitchen including a range of wall units and base units/draws, inset sink with drainer quartz worktops, breakfast bar integrated fridge freezer, dish washer, Range style oven with extractor fan over and microwave.

Boot Room/Utility

UPVC door to rear, space for washing machine, units, worktop and sink.

Diner



11' 03" x 10' 11" (3.43m x 3.33m) Double glazed window to rear, radiator, tiled floors and panelling.

Conservatory



Double glazed window to the rear and side, French doors to the rear garden, shutters, wall lights and panelling.

First Floor

Landing

Double glazed window to the rear, access to the loft (boarded and insulated) airing cupboard and radiator.

Property Details.

Bedroom



11' 2" x 10' 10" (3.39m x 3.30m) Double glazed window to the front, radiator and built in double wardrobe.

En Suite

Double glazed obscure window to the front, tiled splash-back, heated towel rail and shower encloser.

Bedroom



11' 7" x 10' 1" (3.53m x 3.07m) Double glazed window to side, shutters and radiator.

Bedroom

9' 7" x 8' 11" (2.92m x 2.72m) Doubled glazed window to front shutters, radiator and fitted wardrobes.

Bedroom

8' 09" x 8' 9" (2.67m x 2.67m) Double glazed window to side and radiator.

Family Bathroom



Double glazed obscure window to the rear, heated towel rail, panelled bath with over head shower, low level WC, hand basin and half tiled walls.

Outside

Driveway & Garage

Block paved driveway to the side of property leading to the garage and footpath to the entrance door.

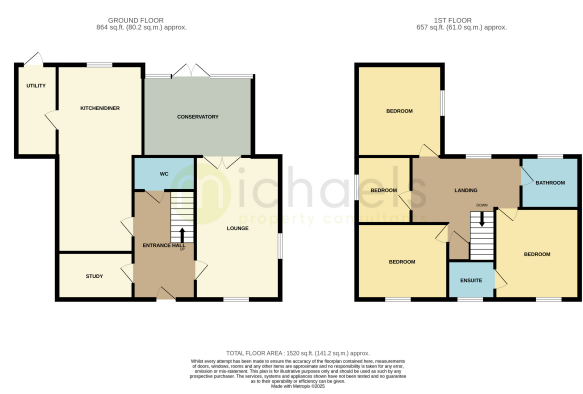
Rear Garden



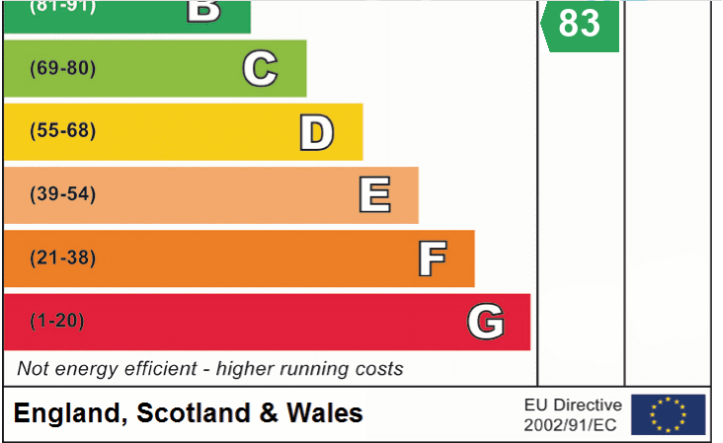
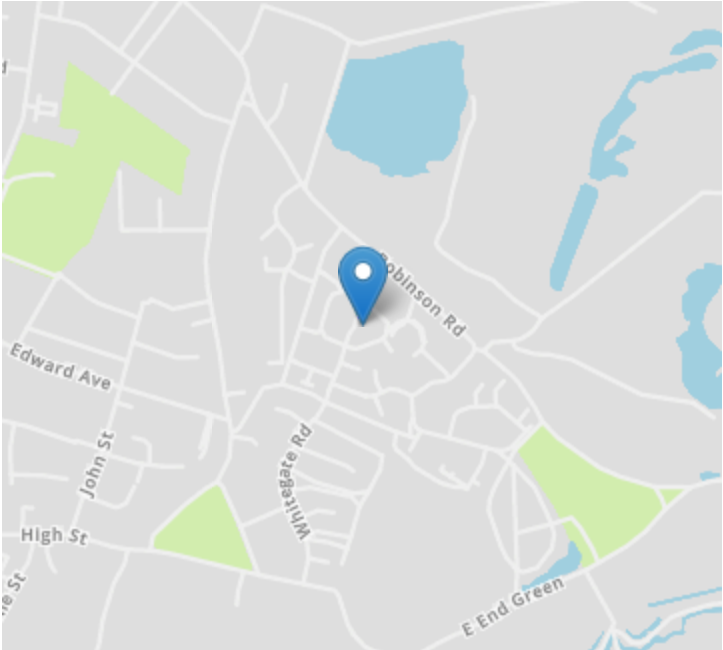
A well maintained rear garden, mainly laid to lawn, also including patio area, retained by fencing and planted borders.

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.