



- Three Bedrooms
- Semi- Detached House
- Off Road Parking
- Gas Central Heating & Double glazing
- NHBC Warranty Remaining
- Close To Local Amenities & An Array Of Schooling
- Garage & Parking
- Modern Living
- Popular Area

3 Stephens Drive, Brightlingsea, Colchester, Essex. CO7 0FN.

Three bedroom modern family home positioned on the sought after development within Hopkins Homes Colne Gardens. Offering three first floor bedrooms, family bathroom, entrance hall, cloakroom, living room, kitchen/diner, great garden, garage and off road parking. This immaculate home is within easy reach of good schools, shops, local amenities and of course Brightlingsea Waterside Marina.



Property Details.

Ground Floor

Entrance Hall

10' 01" x 3' 11" (3.07m x 1.19m) Composite front door, radiator, stairs to first floor, doors leading to:

WC

6' 01" x 3' 10" (1.85m x 1.17m) Radiator, low level WC, wash hand basin with tiled splash back.

Kitchen



9' 03" x 8' 04" (2.82m x 2.54m) Modern fitted kitchen including a range of wall units, base units and draws, laminate worktop, tiled splash back, integrated appliances including, oven, gas hob, over head fan, stainless steel sink, space for fridge, washing machine, tumble dryer or dishwasher.

Living Room



14' 09" x 14' 0" (4.50m x 4.27m) Double glazed window to rear, door to rear, storage cupboard, feature fireplace and TV unit.

First Floor

Landing

9' 03" x 7' 0" (2.82m x 2.13m) Storage cupboard, doors leading to:

Bedroom



11' 11" x 9' 0" (3.63m x 2.74m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom



9' 0" x 8' 11" (2.74m x 2.72m) Double glazed window to front, radiator, fitted wardrobes.

Property Details.

Bedroom



8' 03" x 6' 10" (2.51m x 2.08m) Double glazed window to rear, radiator.

Bathroom



6' 10" x 6' 0" (2.08m x 1.83m) Double glazed obscure window to front, towel rail, part tiled walls, WC, wash hand basin, panelled bath with over head shower.

Outside

Off Road Parking



Garage with up and over door, off road parking to the front.

Rear Garden



A well maintained rear garden, patio area with foot path leading to the rear, with a further decking section the remainder of the garden is laid to lawn.

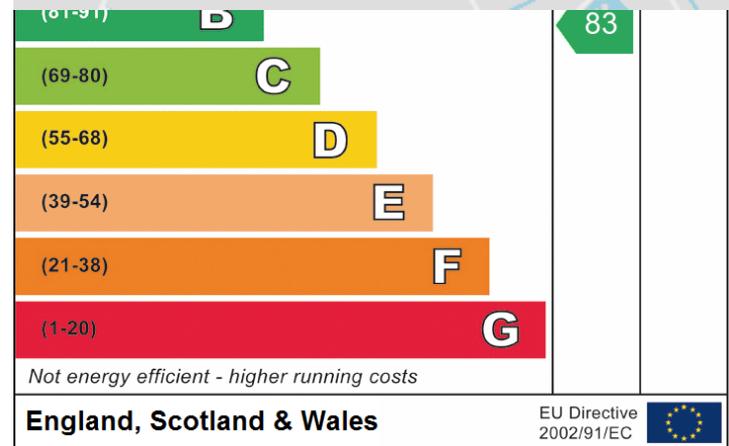
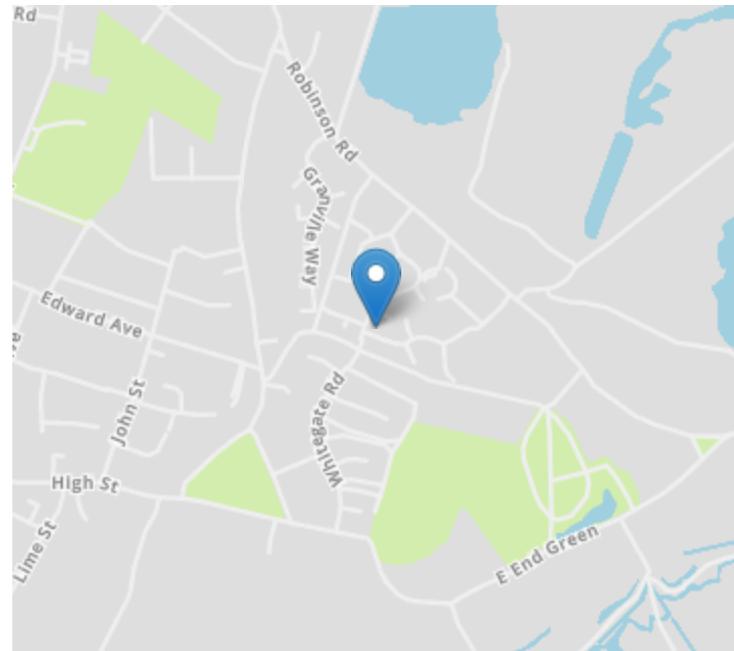
Property Details.

Floorplans



TOTAL FLOOR AREA: 780 sq ft (72.5 sq m) approx.
These energy ratings are based on the data supplied by the owner of the property. The energy ratings are based on the assumption of average weather, typical and any other items are assumed to be in good working order. The energy ratings are based on the assumption of average weather, typical and any other items are assumed to be in good working order. The energy ratings are based on the assumption of average weather, typical and any other items are assumed to be in good working order. The energy ratings are based on the assumption of average weather, typical and any other items are assumed to be in good working order.

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.