



- Stunning Victorian Villa
- Stylish and Contemporary
- Incredible Kitchen Space
- High Specification
- Beautifully Presented
- Four Bedrooms
- Period Features

12 Station Road, Brightlingsea, Colchester, Essex. CO7 0BT.

****GUIDE PRICE £550,000 - £575,000**** A stunning Victorian villa in this sought after Brightlingsea position close to the waterfront and town centre. Offering incredible accommodation sympathetically restored and upgraded to an amazing specification giving a wonderful entertaining space. On the ground floor there are two bay fronted reception rooms with a good blend of original features and contemporary additions including a luxury Dru gas fire, a sensational open plan kitchen/dining family space with smart aluminium bi fold doors to the garden and vaulted ceiling, high specification kitchen with quartz worktops, ground floor bathroom and utility room. On the first floor there are four beautifully presented bedrooms and shower room, whilst outside there is an excellent garden and off road parking space. Please call for further details.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, storage cupboard under, tiled floor, original front door and doors to.

Drawing Room



13' 1" x 12' 0" (3.99m x 3.66m) Bay window to front with shutters, strip wood floor, ornate fireplace, TV point.

Living Room



13' 1" x 12' 0" (3.99m x 3.66m) Bay window to front with shutters, porcelain tiled floor, featured radiator, TV point, Dru living flame gas fire, ceiling rose, open to kitchen/diner.

Kitchen/Diner



24' 3" x 15' 1" (7.39m x 4.60m) Smart aluminium bi-fold doors to rear garden, full height windows to side, two windows to side, porcelain tiled floor, feature radiators, part vaulted ceiling, a contemporary range of shaker style units with quartz worktops over, inset twin butler sink, contrasting island unit, space for rangemaster with extractor over, integrated dishwasher, integrated fridge and freezer.

Bathroom



8' 6" x 6' 9" (2.59m x 2.06m) Obscure window to side, freestanding bath with freestanding tap, close coupled WC, wash hand basin, tiled floor, half tiled walls, underfloor heating.

Utility Room

11' 3" x 4' 5" (3.43m x 1.35m) Windows to rear and side, tiled floor with heating under, fitted units with butler sink, space and plumbing for washer/dryer.

Property Details.

First Floor

Landing

Window to rear, strip wood flooring, doors to.

Bedroom



13' 0" x 12' 1" (3.96m x 3.68m) Windows to front and rear, strip wood flooring, radiator.

Bedroom



11' 0" x 11' 0" (3.35m x 3.35m) Windows to both sides, fitted wardrobes, radiator, strip wood flooring.

Bedroom

13' 1" x 7' 11" (3.99m x 2.41m) Window to front, radiator, strip wood flooring.

Bedroom

10' 3" x 9' 9" (3.12m x 2.97m) Window to front, radiator, strip wood flooring.

Shower Room



Window to side, shower cubicle, enclosed cistern WC, wash hand basin, tiled walls, tiled floor, under floor heating.

Outside

Gardens



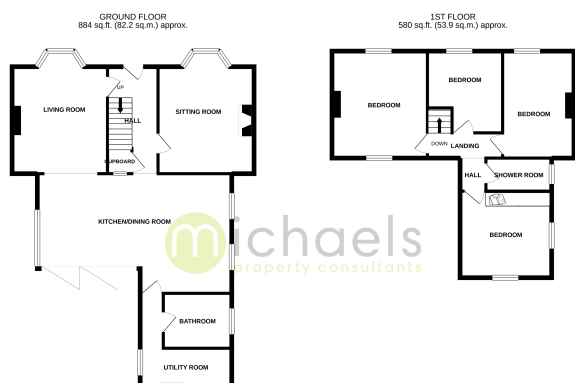
A beautiful garden mainly laid to lawn with mature shrubs and plants, all enclosed by panel fencing.

Parking

Off road parking space to front.

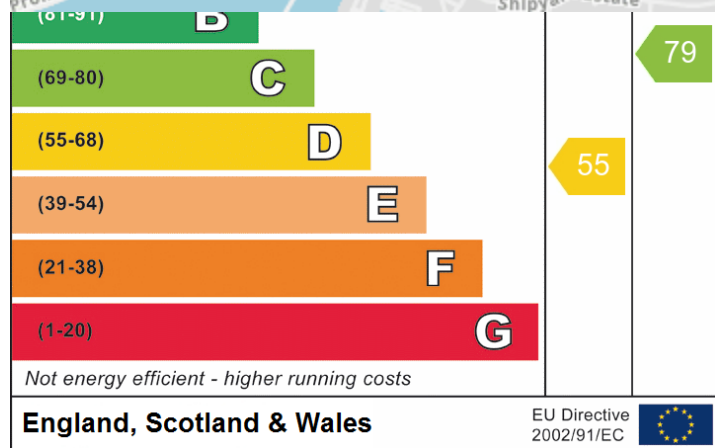
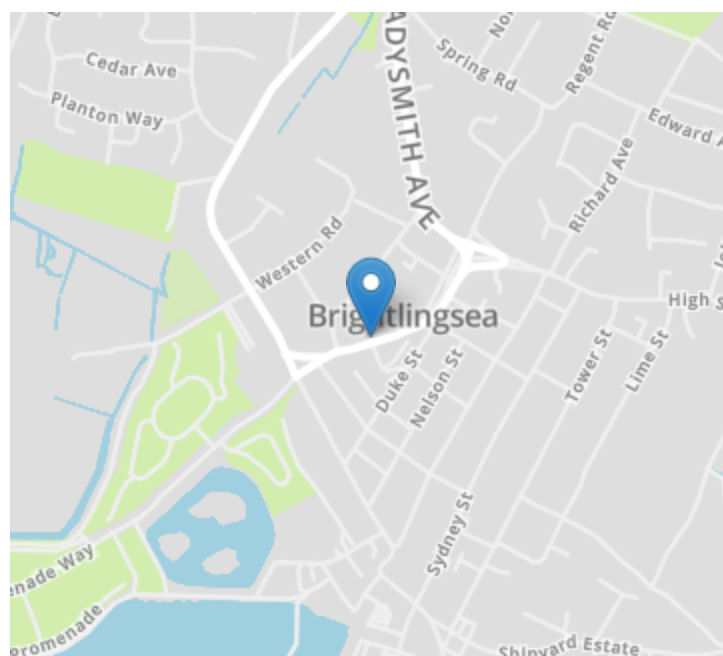
Property Details.

Floorplans



TOTAL FLOOR AREA: 1465 sq ft (136.1 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of actual buildings, including any plans, may vary slightly from those approximations and are intended as a guide only. The actual figures may vary slightly from those shown on the plans. The actual figures may vary slightly from those shown on the plans. The actual figures may vary slightly from those shown on the plans.

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.