



- Semi Detached
- Three Bedrooms
- En-Suite to Master
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Garage And Parking

**36 Wilfreds Way, Brightlingsea,
Colchester, Essex. CO7 0FP.**

A beautifully presented three bedroom semi detached home in this modern development within Hopkins Homes Colne Gardens. Offering three first floor bedrooms, en-suite to master, 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 Marina.



Property Details.

Ground Floor

Entrance Hall

Wood effect flooring, radiator, stairs to first floor with cupboard under and doors to.

Cloakroom

Obscure window to side, wood effect floor, radiator, close coupled WC, pedestal wash hands basin, tiled splashback.

Living Room



15' 8" x 11' 0" (4.78m x 3.35m) Window to front, TV Point, radiator, twin doors to kitchen.

Kitchen/Diner



17' 8" x 9' 0" (5.38m x 2.74m) French doors to garden, window to rear, tiled flooring, radiator, a range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob with extractor over, matching eye level units, spaces and plumbing for all appliances, tiled splashbacks.

First Floor

Landing

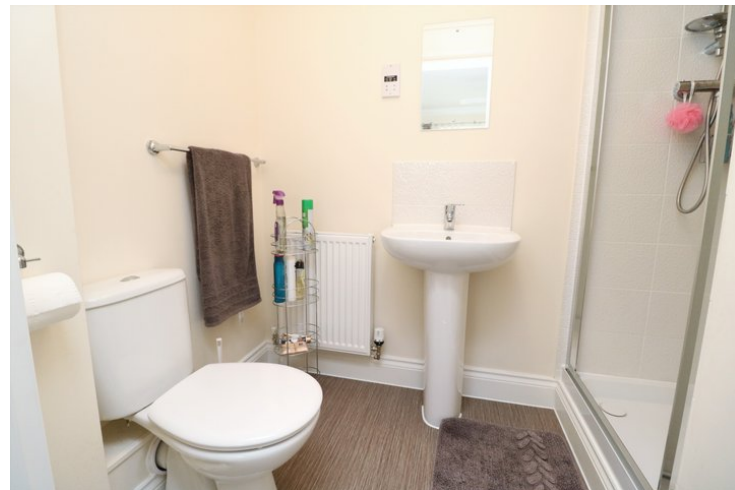
Window to side, radiator, airing cupboard, access to boarded loft and doors to.

Bedroom One



11' 11" x 10' 3" (3.63m x 3.12m) Window to front, radiator, door to en-suite.

En-Suite



Shower cubicle, close coupled WC, pedestal wash hand basin, radiator, wood effect floor, extractor, shaver point.

Property Details.

Bedroom Two



10' 3" x 9' 6" (3.12m x 2.90m) Window to front and radiator.

Bedroom Three



9' 0" x 7' 1" (2.74m x 2.16m) Window to rear, radiator.

Bathroom



Obscure window to rear, tiled floor, tiled walls, heated towel rail, panel bath with screen and shower over, pedestal wash hand basin, close coupled WC, extractor

Outside

Garden



Enclosed by brick walling and fencing, gated side access, patio area, various shrubs and plants, in shingle area.

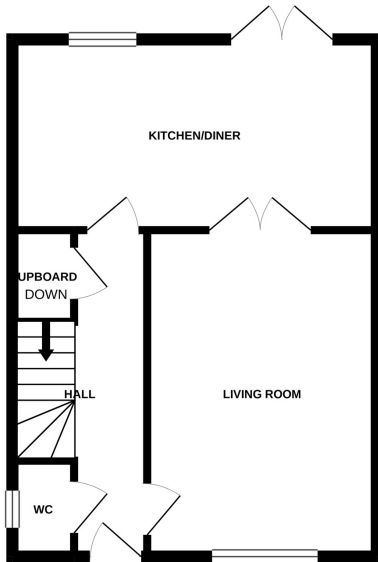
Garage and Parking

Found adjacent to the property and offering up and over door to front, eaves storage, off road parking to front.

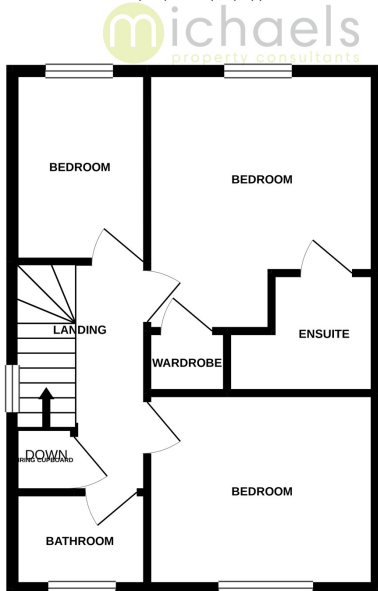
Property Details.

Floorplans

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



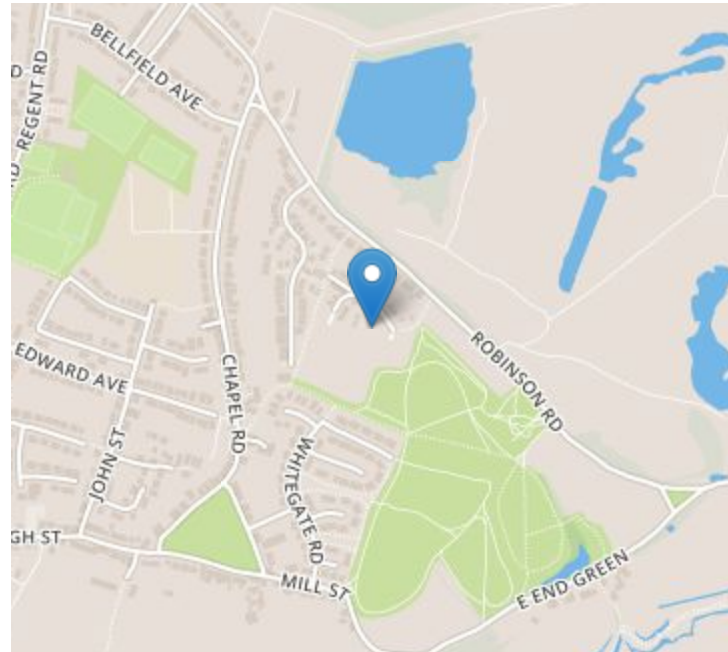
1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



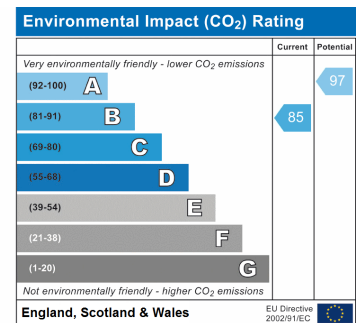
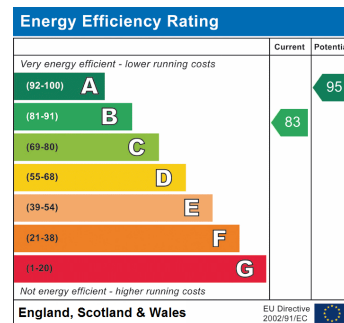
TOTAL FLOOR AREA : 891 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



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.