



- Spacious Home
- Four Double Bedrooms
- Two En-suite bathrooms
- Garage & Ample Parking
- Orangery
- Good Size Rear Garden
- Chain Free Sale
- Modern and Stylish Throughout

11 Red Barn Close, Brightlingsea, Colchester, Essex. CO7 0FA.

** Guide price of £375,000 - £385,000** A spacious and stylish family home in this quiet cul-de-sac position offering versatile accommodation to include four double bedrooms, two en-suites, family bathroom, large living room, generous kitchen/diner leading to a wonderful orangery, utility room, garage, ample parking and gardens. Offered with no onward chain and available to view now.



Property Details.

Ground Floor

Entrance Hall

Wood effect flooring with heating under, stairs rising to first floor, doors to.

Cloakroom

With close coupled WC, wash hand basin, tiled splashbacks.

Living Room



19' 2" x 12' 4" (5.84m x 3.76m) With bay window to front, feature fireplace, TV point, underfloor heating, twin doors to kitchen/diner.

Kitchen/Diner



19' 5" x 10' 2" (5.92m x 3.10m) Window to rear, glazed doors to orangery, door to utility room, wood effect flooring with heating under, a contemporary range of fitted units and drawers with zebano worktops over, fitted double oven and combi, fitted hob with extractor over, fitted sink and drainer, tiled splashbacks, matching eye level units, integrated dishwasher.

Orangery



11' 8" x 10' 9" (3.56m x 3.28m) With wood effect flooring and heating under Bi-Fold doors to garden, windows to rear.

Utility Room



10' 0" x 9' 0" (3.05m x 2.74m) With door to garden, wood effect flooring, a range of fitted units and worktops with inset sink and drainer, space for washing machine, space for tumble dryer, integrated fridge/freezer, door to garage.

First floor

Landing

With loft access, airing cupboard and doors to.

Bedroom One



17' 3" x 10' 1" (5.26m x 3.07m) With window to rear, twin fitted wardrobes, radiator and door to en-suite.

Property Details.

En-Suite



With window to front, tiled walls, walk in shower cubicle, vanity WC, vanity wash hand basin, heated towel rail.

Bathroom



Panel bath with shower and shower screen over, half tiled walls, heated towel rail, vanity WC, vanity wash hand basin.

Bedroom Two



12' 4" x 11' 7" (3.76m x 3.53m) Window to front, radiator and door to en-suite.

Outside

Garage

With personal door to utility room, power and light connected, up and over door to front.

Parking

Extended block pave parking area provides ample off road parking.

Rear Garden



A good sized rear garden enclosed by panel fencing and mainly laid to lawn with patio areas and various trees, shrubs and plants.

En-Suite

Obscure window to front, half tiled walls, tiled floor, wash hand basin, close coupled WC, heated towel rail, shower cubicle.

Bedroom Three



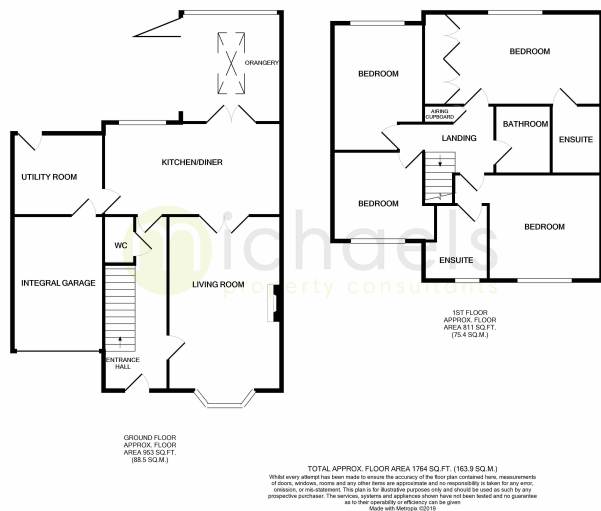
13' 2" x 10' 7" (4.01m x 3.23m) Window to rear, radiator.

Bedroom Four

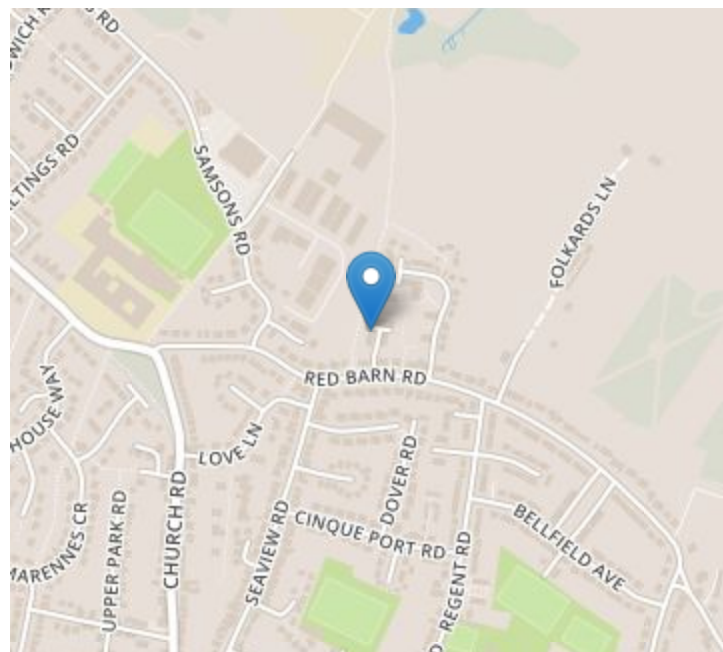
10' 7" x 9' 5" (3.23m x 2.87m) Window to front, radiator, storage recess.

Property Details.

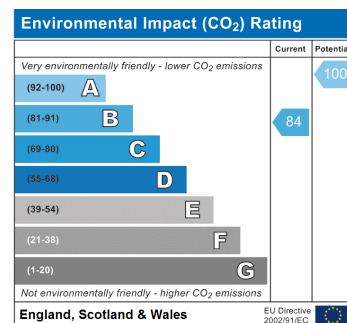
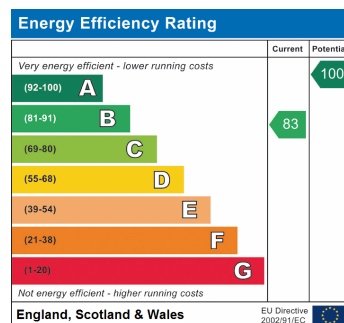
Floorplans



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.