



- Detached Family Home
- Sought After Position
- Four Bedroom
- Ample Off Road Parking & Integral Garage
- Modern Fitted Kitchen & Utility
- No Onward Chain
- Private Rear Garden
- Open Plan Living Accommodation
- Three Reception Rooms
- Conservatory

10 Love Lane, Brightlingsea, Colchester, Essex. CO7 0QQ.

An incredible opportunity to purchase this individually built detached family home within this sought after position. This spacious home of over 2400 sqft offers amazing living space and along with a ample off road parking and generous garden. With flexible accommodation to include the first floor four double bedrooms, WC to master and family bathroom, on the ground floor there is a generous open plan living room/dining room, lounge, study, gym/play room, conservatory, L shaped kitchen and utility. Situated within walking distance of local schooling and town centre. Positioned in a popular residential road rarely available within Brightlingsea, early viewing advised. Offered chain free. Guide price £565,000-£575,000.



Property Details.

Ground Floor

Entrance Hall

Wooden front door, storage cupboard, doors leading to:

Lounge



17' 0" x 15' 4" (5.18m x 4.67m) Double glazed bay fronted window to front, two radiators, electric fireplace, wall lights.

Home Office

10' 6" x 8' 0" (3.20m x 2.44m) Double glazed window to side, radiator, wall mounted storage.

WC

Double glazed window to side, tiled walls and floor, low level WC and vanity unit.

Dining Room



15' 5" x 9' 2" (4.70m x 2.79m) radiator, open plan onto the living room.

Living Room



21' 11" x 12' 3" (6.68m x 3.73m) Double glazed patio door to rear, radiator, stairs to first floor.

Conservatory



11' 2" x 10' 0" (3.40m x 3.05m) Double glazed windows to side and rear, French doors opening onto the garden, tiled floor.

Kitchen

17' 08" x 8' 09" (5.38m x 2.67m) 18' 6" x 7' 3" (5.64m x 2.21m) Turning To Double glazed windows and UPVC door to rear, inset spot lights, tiled floor, fitted shaker style kitchen including a range of wall and base units, oak worktop, tiled splash back, integrated AEG induction hob, double cooker, fridge/freezer, inset sink with right hand drainer, space for dish washer.

Utility Room

8' 11" x 4' 02" (2.72m x 1.27m) Inset spot lights, tiled floor, part tiled walls, wall mounted boiler, storage cupboard, oak worktop, space for washing machine, tumble dryer and fridge/freezer.

Gym/Playroom

16' 2" x 12' 11" (4.93m x 3.94m) Double glazed windows and UPVC door to rear, inset spot lights.

Property Details.

First Floor

Landing

Loft access, (the loft has a built in ladder, insulated and part boarded) doors leading to:

Bedroom



17' 05" x 11' 09" (5.31m x 3.58m) Double glazed window to front, radiator, fitted wardrobes, door to:

Bedroom



15' 09" x 11' 06" (4.80m x 3.51m) Double glazed window to rear, radiator and fitted wardrobes.

Bedroom

14' 3" x 10' 8" (4.34m x 3.25m) Double glazed window to rear, radiator and fitted wardrobes.

Bedroom

11' 5" x 8' 01" (3.48m x 2.46m) Double glazed window to front, radiator and fitted wardrobes.

Family Bathroom



Double glazed obscure window to side, tiled floor and walls, inset spot lights, radiator, low level WC, corner jacuzzi bath, shower cubicle, wash hand basin.

Outside

Rear Garden



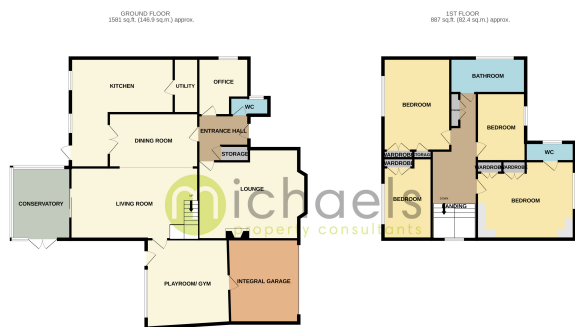
A generous rear garden mainly laid to lawn, patio area, built in BBQ, well stocked with mature shrubs, retained by fencing and low level brick wall, gated side access.

Integral Garage & Off Road Parking

Ample off road parking via the driveway, retained by brick wall and hedging, leading to the garage with power and light.

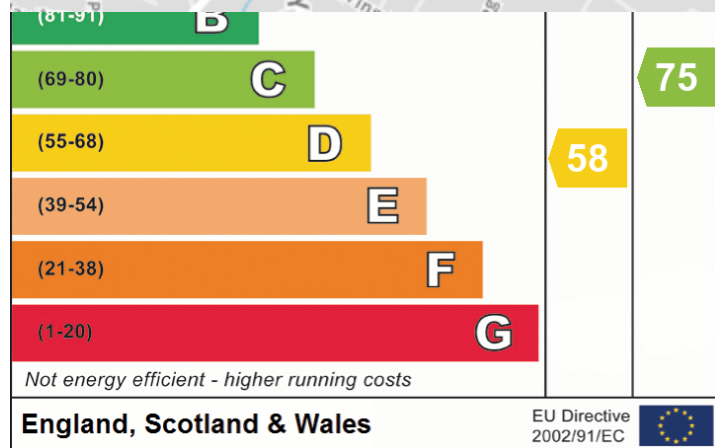
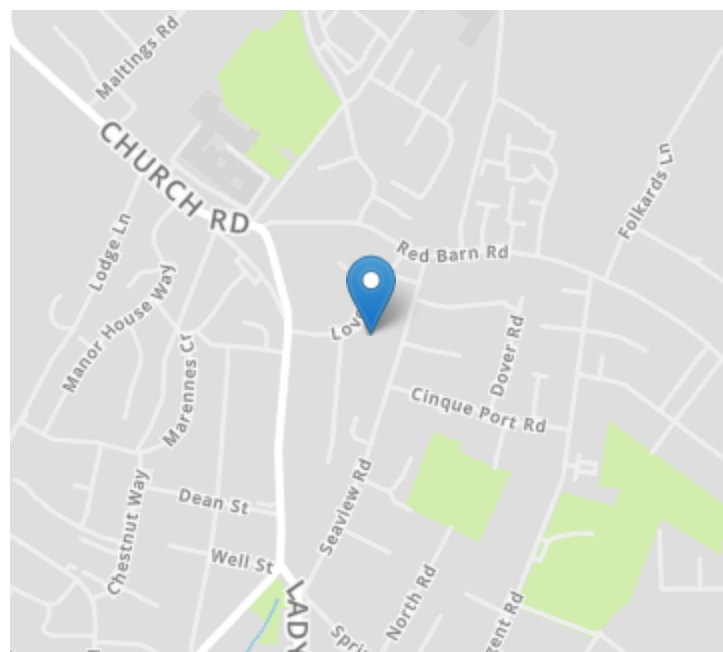
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Floorplans



TOTAL FLOOR AREA: 2458 sq ft (228.3 sq m) approx.
 Note: Energy efficiency class is based on the expected energy consumption of the building. It is based on the energy performance of the building and is not a measure of the energy performance of the building. It is based on the energy performance of the building and is not a measure of the energy performance of the building. It is based on the energy performance of the building and is not a measure of the energy performance of the building.

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.