



- Character Detached House
- Cast Iron Fire Places
- Strip Wood Floor
- Sash Windows
- High Ceilings
- Three bedrooms
- En-Suite To Master
- Mature Rear Garden
- Off Road Parking

### 37 Church Road, Brightlingsea, Essex. CO7 0JF.

A feature filled detached character property located in the popular waterside town of Brightlingsea. This beautiful three bedroom house boasts high ceilings with picture rails, sash windows with wooden shutters, strip wooden floor, and cast iron fireplaces in the lounge and bedrooms. The house also benefits from a lovely open plan kitchen/diner with breakfast bar, bespoke seating unit and roof lantern, downstairs cloakroom, master bedroom with en-suite, mature west facing rear garden, home office/garden room with aircon, lantern and aluminum doors completed by off road parking to the front.



# Property Details.

## Entrance Hall

Front Door, hallway, stairs to first floor, two under stairs storage cupboards, radiator, doors to lounge, kitchen and cloakroom.

## Cloakroom

Radiator, close coupled WC, pedestal wash hand basin, extractor fan.

## Lounge



20' 5" x 12' 2" (6.22m x 3.71m) Two cast iron fireplaces, strip wood floor, sash window to front with wooden shutter, radiator, open to family room.

## Family Room



9' 9" x 8' 7" (2.97m x 2.62m) French doors to rear and open plan to kitchen.

## Kitchen/Diner



17' 10" x 17' 08" (5.44m x 5.38m) Sash windows to rear, French Aluminum doors to rear, inset spot lights, open plan onto the dining area/snug with fitted sitting unit under the windows, breakfast bar, matching wall and base units, solid oak worktops, inset ceramic sink, part tiled walls, space for range cooker, washing machine, dishwasher and fridge freezer, tiled floor with under floor heating and breakfast bar.

## First Floor

### Galleried Landing



Sash window to front with wooden shutter, picture rail, loft access.

# Property Details.

## Bedroom One



18' x 7' (5.49m x 2.13m) Two Sash windows to side, feature diamond window to rear, radiator, picture rail, strip wood floor, door to

## En suite

Shower cubicle, pedestal wash hand basin, radiator and towel rail, extractor fan, strip wood floor.

## Bedroom Two



11' x 10' (3.35m x 3.05m) Sash window to front with wooden shutter, cast iron fireplace, built in cupboard, picture rail, radiator, strip wood floor.

## Bedroom Three

9' 2" x 10' (2.79m x 3.05m) Sash window to rear, cast iron fireplace, strip wood floor, picture rail, radiator.

## Bathroom



Inset lights, paneled bath with mixer tap over, tiled splash back, radiator and towel rail, obscure window to rear, close coupled WC, pedestal wash hand basin, wood floor.

## Front Of Property

Off road parking via hard standing area, gated side access to rear garden.

## Rear Garden



Extensive patio area and pathway of reclaimed brick, leading to home office/ garden room and a further patio terrace, west facing with the remainder laid to lawn, retained by fencing mature shrubs and flower borders.

## Home Office/ Garden Room

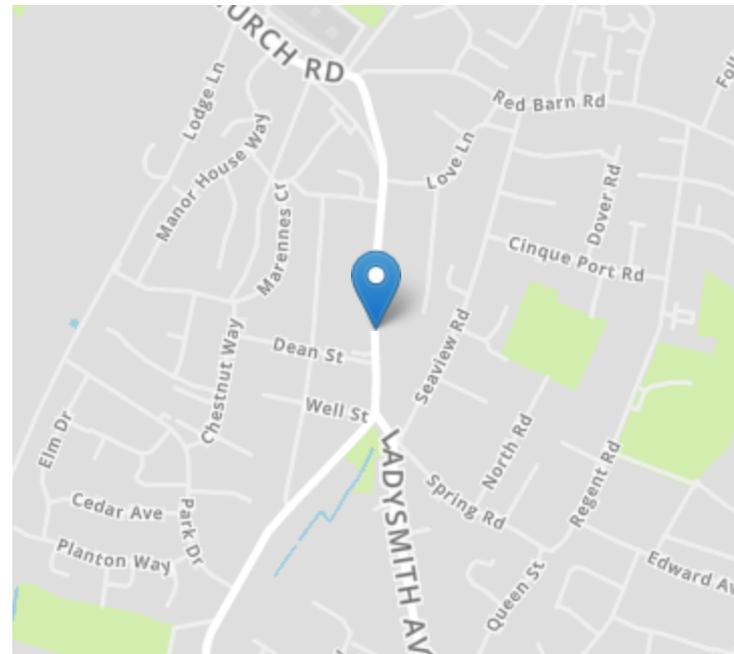
15' 11" x 15' 08" (4.85m x 4.78m) Aluminum doors, oak floor, roof light, storage section, air condition/ heating unit.

# 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.