



- Chain Free Sale
- Beautifully Presented
- Detached Home
- Four Double Bedrooms
- En-Suite and Bathroom
- Ample Storage
- Contemporary Garden Room
- Garage And Parking

**Lerryn 24a, Upper Park Road,
Brightlingsea, Colchester, Essex. CO7
0JG.**

A beautifully presented and spacious family home in this sought after Brightlingsea Road moments away from the Marina, Beach and Town Centre. This stylish home has been updated throughout to a very high standard and now offers four double bedrooms, en-suite to master, family bathroom, living room, dining room, garden room, kitchen, cloakroom, landscaped garden, garage and ample parking. Offered with no onward chain please call to view.



Property Details.

Ground Floor

Entrance Hall

Oak flooring, generous storage cupboard, radiator and doors to.

Living Room



4.8m x 3.92m (15' 9" x 12' 10") Oak flooring, radiator, window to front, fireplace with inset log burner and wood mantle over, TV point, glazed doors to dining room.

Dining Room



3.37m x 3.37m (11' 1" x 11' 1") Porcelain tiled floor, radiator, doorway to kitchen and open to garden room.

Garden Room



3.6m x 2.9m (11' 10" x 9' 6") Porcelain tiled floor, bi-fold doors to side, glazed to rear and two Velux windows in a vaulted ceiling.

Kitchen



4.6m x 2.3m (15' 1" x 7' 7") Two windows to rear, porcelain tiled floor, a modern range of handleless units with solid wood worktops over, inset butler sink, tiled splashbacks, matching eye level units, fitted extractor, spaces for appliances, door to side.

Cloakroom

Window to side, oak flooring, close coupled WC, pedestal wash hand basin, radiator.

First Floor

Landing

Loft access, airing cupboard, window to side and doors to.

Property Details.

Bedroom



3.7m x 3m (12' 2" x 9' 10") Window to front, radiator, fitted wardrobe, door to en-suite.

En-Suite

Window to rear, walk in shower, close coupled WC, pedestal wash hand basin, tiled floor and walls.

Bedroom



4m x 3m (13' 1" x 9' 10") Window to front, radiator, fitted wardrobe.

Bedroom

3.8m x 2.9m (12' 6" x 9' 6") Window to front, radiator, wardrobe.

Bedroom

3.2m x 2.3m (10' 6" x 7' 7") Window to rear, radiator, fitted wardrobe.

Bathroom



Window to rear, panel bath with shower screen over, vanity wash hand basin, enclosed cistern WC, tiled floor and walls.

Outside

Garden



A mature and secluded garden with patio area, garden shed, ornate pond, gated side access all enclosed by panel fencing.

Garage

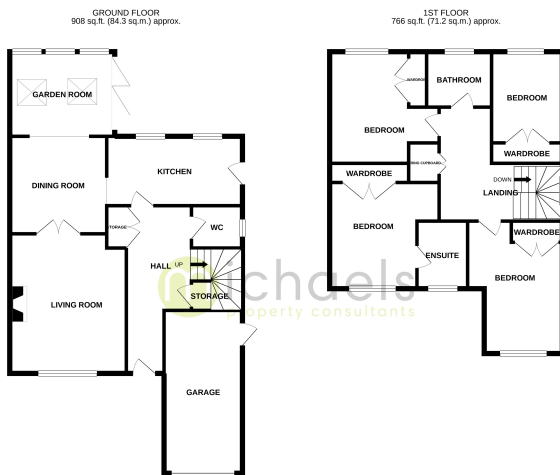
5.5m x 2.7m (18' 1" x 8' 10") Rollershut door to front, power and light connected, door to side.

Front Garden and Driveway

Block paved driveway providing ample off road parking, potting shed, access to house and garage,.

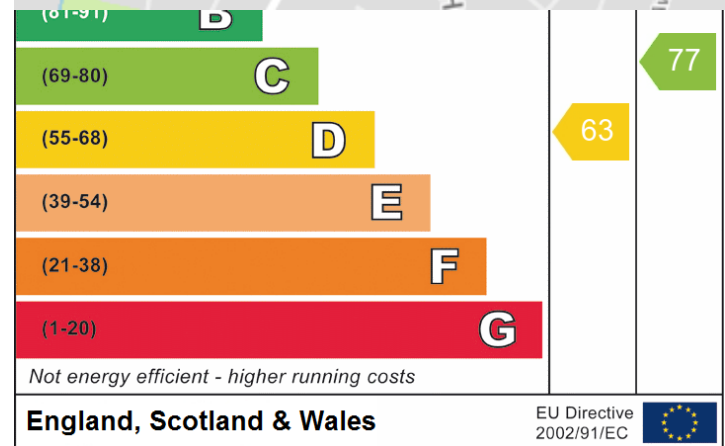
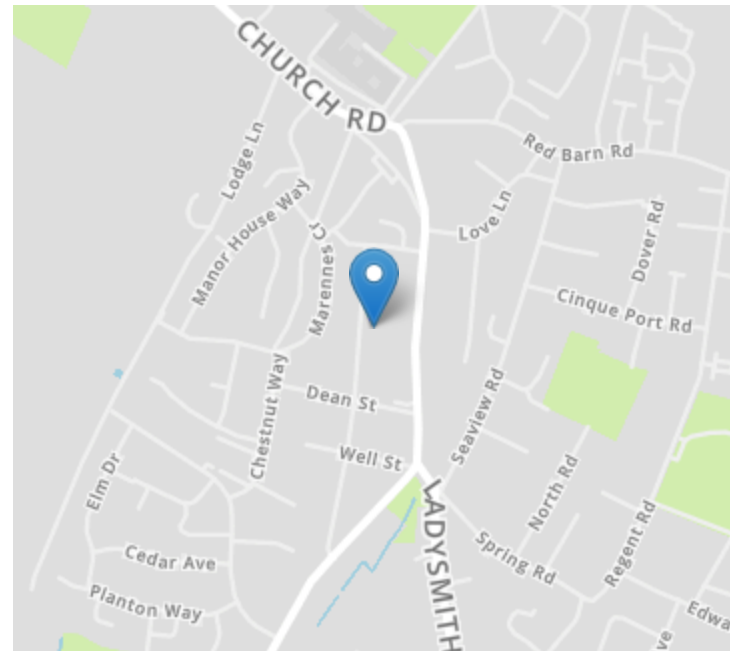
Property Details.

Floorplans



TOTAL FLOOR AREA: 1674 sq.ft. (155.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, including any plans, may differ from those shown and are not intended to be relied upon. The floorplan is provided as a guide only and should not be relied upon for the purpose of purchase or lease. The purchaser/tenant should verify the accuracy of the floorplan and any other details with the agent.

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.