



- Three Bedroom House
- Off Road Parking
- Gas Central Heating & Double glazing
- NHBC Warranty Remaining
- Close To Local Amenities & An Array Of Schooling
- Modern Living
- No Onward Chain
- Hopkins Homes Build

### 3 Sycamore Mews, Brightlingsea, Colchester, Essex. CO7 0FQ.

Offered for sale with no onward chain is this three bedroom modern family home positioned on the sought after development within Hopkins Homes Colne Gardens. Offering three first floor bedrooms, family bathroom, entrance hall, cloakroom, living room, kitchen, enclosed rear garden, off road parking. This immaculate home is within easy reach of good schools, shops, local amenities and of course Brightlingsea Waterside Marina.



# Property Details.

## Ground Floor

### Entrance Hall

10' 01" x 3' 11" (3.07m x 1.19m) Composite front door, radiator, stairs to first floor, doors leading to:

### WC

6' 01" x 3' 10" (1.85m x 1.17m) Radiator, WC, wash hand basin with tiled splash back.

### Kitchen



9' 03" x 8' 04" (2.82m x 2.54m) Double glazed window to front, modern fitted kitchen including a range of wall units, base units and drawers, laminate worktop, tiled splash back, integrated appliances including, oven, gas hob, over head fan, inset sink, space for fridge freezer, washing machine, tumble dryer or dishwasher.

## Lounge



14' 09" x 14' 0" (4.50m x 4.27m) Double glazed window to rear, door to rear, two radiators and understairs storage cupboard.

## First Floor

### Landing

Storage cupboard, radiator, doors leading to:

### Bedroom



11' 11" x 9' 0" (3.63m x 2.74m) Double glazed window to rear, radiator, fitted wardrobes.

# Property Details.

## Bedroom



9' 0" x 8' 11" (2.74m x 2.72m) Double glazed window to front, radiator, fitted wardrobe.

## Bedroom



8' 03" x 6' 10" (2.51m x 2.08m) Double glazed window to rear, radiator, access to partly boarded loft space.

## Bathroom



6' 0" x 6' 9" (1.83m x 2.06m) Double glazed window to front, radiator, part tiled walls, WC, wash hand basin, panelled bath with over head shower.

## Outside

### Off Road Parking

Off road parking to the front aspect of the property for two vehicles.

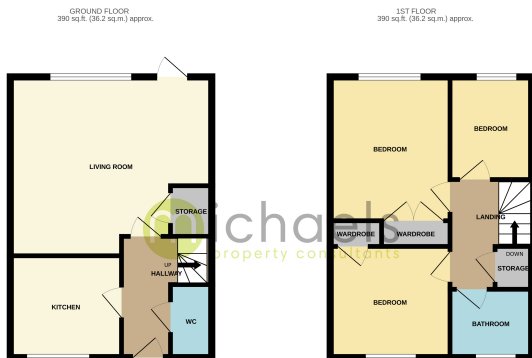
### Rear Garden



A well maintained rear garden, patio area, shed and gated access to rear, retained by privacy fencing.

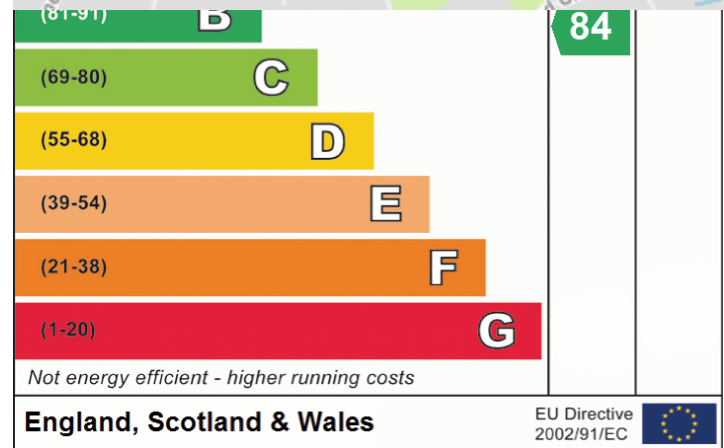
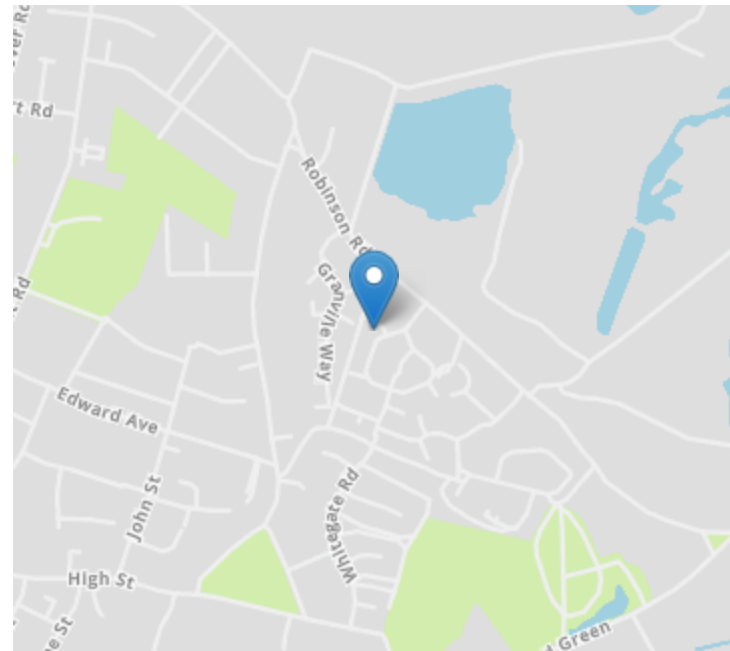
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 780 sq ft (72.5 sq m) approx.  
These plans are intended to give a general impression of the property. They do not constitute an offer of any specific property. The plans are for information only and should not be relied upon for any specific purpose. The plans are for information only and should not be relied upon for any specific purpose. The plans are for information only and should not be relied upon for any specific purpose.

## 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.