



- Detached Family Home
- Sought After Location
- Four Bedrooms
- En Suite, Family Bathroom & WC
- Two Reception Rooms
- Conservatory & Utility Room
- Modern Fitted Kitchen
- Off Road Parking
- Walking Distance To Local Schooling & Amenities
- Chain Free

### The Orchards, Park Drive, Brightlingsea, Colchester, Essex. CO7 0UB.

Offered for sale with no onward chain is this charming modern family home built in 2000 on this sought after Manor Development in the waterside town of Brightlingsea. This magnificent property caters for your family with spacious living including four bedrooms, ensuite, family bathroom and ample off road parking. Furthermore, this home also has downstairs, modern kitchen, utility, lounge, dining room, cloakroom and conservatory. Located very close to the Colne Community School and College and all of the local amenities Brightlingsea has to offer. Viewings are highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, inset spot lights, wall mounted thermostat, stairs to first floor, under stairs storage, additional storage cupboard.

### Cloakroom

7' 5" x 2' 10" (2.26m x 0.86m) Double glazed window to front, radiator, base unit, laminate worksurface, bowl sink basin, tiled splash back, low level WC.

### Lounge



13' 0" x 10' 4" (3.96m x 3.15m) Double glazed bay fronted window to front, vertical radiator, electric fireplace with marble hearth and wooden mantle.

### Dining Room



12' 11" x 10' 5" (3.94m x 3.17m) Double glazed French doors to rear, radiator, inset spot lights.

## Conservatory



11' 11" x 10' 11" (3.63m x 3.33m) Double glazed windows to rear, side and French doors, radiator, ceiling fan.

## Kitchen



16' 5" x 10' 6" (5.00m x 3.20m) Double glazed window to rear, inset spot lights, under floor heating, radiator, tiled floor, modern fitted gloss kitchen including a range of wall and base units, granite worktop with upstand, one and a half bowl sink with drainer groves, double Neff oven, warming draw, induction hob, cooker hood and dish washer.

## Utility

9' 2" x 4' 7" (2.79m x 1.40m) Inset spot lights, wall mounted extractor fan, range of wall and base units, laminate, worktop, inset sink, space for washing machine and tumble dryer.

## First Floor

### Landing

Loft access, radiator, airing cupboard.

# Property Details.

## Bedroom



19' 11" x 11' 3" (6.07m x 3.43m) Double glazed window to front, radiator, fitted wardrobes.

## Ensuite



7' 09" x 6' 3" (2.36m x 1.91m) Double glazed obscure window to rear, towel rail, tiled floor, tiled walls vanity unit with basin, WC and storage, walk in shower enclosure.

## Bedroom



12' 09" x 10' 6" (3.89m x 3.20m) Double glazed window to front, radiator.

## Bedroom

10' 11" x 10' 1" (3.33m x 3.07m) Double glazed window to rear, radiator.

## Bedroom

12' 10" x 6' 10" (3.91m x 2.08m) Double glazed window to front, radiator, fitted wardrobe, currently used as a study.

## Family Bathroom



Double glazed obscure window to rear, under floor heating, radiator, inset lights, tiled floor/walls, low level WC, jacuzzi bath with over head shower.

## Outside

### Garage & Off Road Parking

Off road parking to the front via the block paved driveway leading to the garage with power and light.

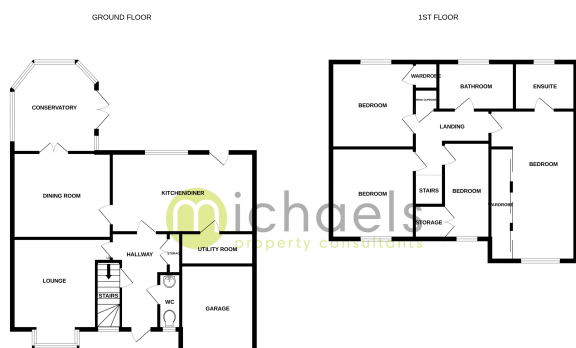
### Rear Garden



A well maintained private rear garden mainly laid to lawn, patio area, shed and side access.

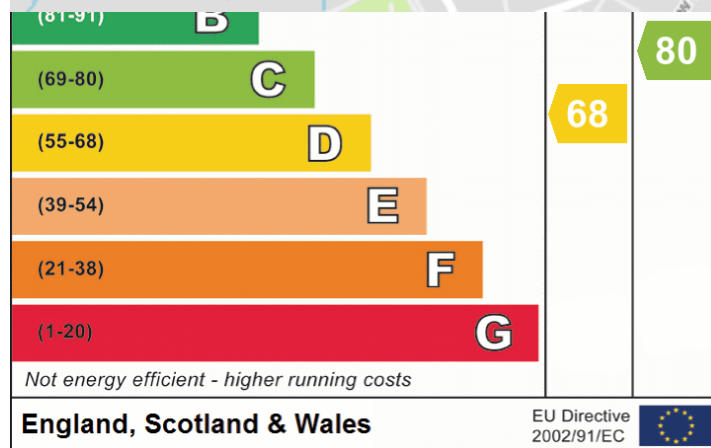
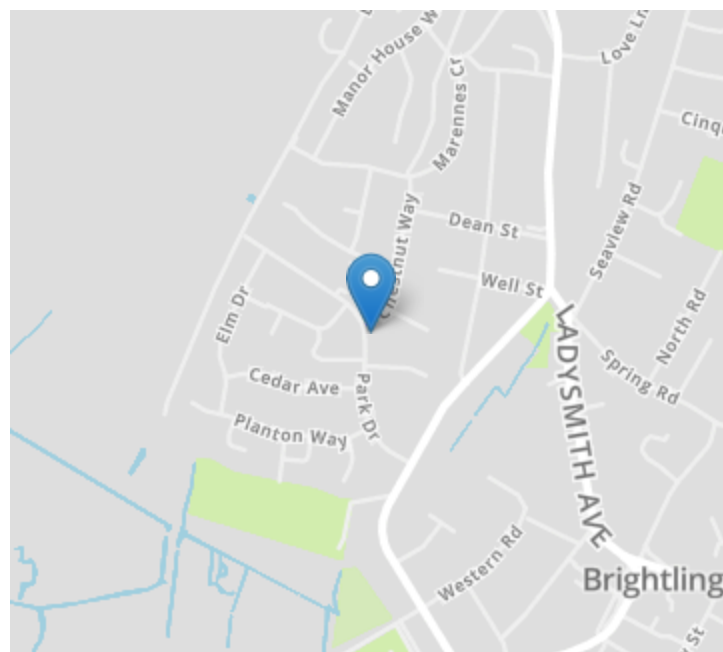
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, distances, areas and any other facts are approximate and not to be relied upon for any other purpose. The information is provided for general guidance only. The above is not intended to constitute a contract and no liability is accepted by the agent for any errors or omissions. The information is provided for general guidance only. The above is not intended to constitute a contract and no liability is accepted by the agent for any errors or omissions.

## 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.