



- Four Double Bedrooms
- Ample Off Road Parking
- Linked Detached House
- Integral Garage
- Underfloor Heating
- Oak Internal Doors Throughout
- Orangery With Roof Lantern
- High Specification
- Close Proximity To Local Amenities

96b Red Barn Road, Brightlingsea, Colchester, Essex. CO7 0SL.

A charming four double bedroom linked detached family home that is well presented by the current owners, offering well portioned versatile accommodation throughout. Built in 2016 by renowned local builders Neeb Holdings LTD. Highlights include orangery with roof lantern, open plan kitchen/diner, lounge with bay window including bespoke fitted shutters, two en-suites and family bathroom, generous front and rear gardens, off road parking for two vehicle's with potential to add additional off road parking to the front, oak internal doors and underfloor heating. The property is completed nicely by off road parking and garage. Situated within walking distance to the Colne Community School & College and local transport, within easy reach to the waterfront.



Property Details.

Ground First

Entrance Hall

Composite front door opening onto hall way, wood effect flooring with heating under, under stairs storage and stairs rising to first floor, doors to:

Cloakroom

1.753m x 0.849m (5' 9" x 2' 9") With close coupled WC, wash hand basin, , wall mounted heated towel rail.

Lounge



19' 1" x 12' 4" (5.84m x 3.76m) Bay window to front with bespoke fitted shutters, and bespoke storage/ sitting unit, underfloor heating, twin oak doors to kitchen/diner,

Kitchen/ Diner



19' 5" x 10' 2" (5.92m x 3.10m) Window to rear, oak glazed doors to orangery, door to utility room, wood effect flooring with heating under, a contemporary range of fitted units and drawers with worktops over, fitted double combination oven, fitted hob with extractor over, inset sink and drainer, tiled splashbacks, matching eye level units, integrated dishwasher, and fridge/freezer, open plan onto the dining area.

Orangery



11' 8" x 10' 9" (3.56m x 3.28m) With wood effect flooring and heating under, bi-fold doors opening onto the garden, windows to rear, roof lantern, views onto rear garden.

First Floor

Landing

Airing cupboard, loft access, doors to:

Bedroom One



17' 1" x 10' 1" (5.26m x 3.07m) With window to rear, twin fitted wardrobes, radiator and door to en-suite.

Property Details.

En-Suite



2.21m x 1.63m (7' 3" x 5' 4") With window to side, tiled walls, walk in shower cubicle, vanity WC, vanity wash hand basin, heated towel rail.

Bedroom Two



12' 4" x 11' 7" (3.76m x 3.53m) Window to front, radiator and door to en-suite.

En-Suite

2.37m x 2.06m (7' 9" x 6' 9") Obscure window to front, tiled walls, tiled floor, wash hand basin, close coupled WC, heated towel rail, shower cubicle.

Bedroom Three

13' 2" x 10' 7" (4.01m x 3.23m) Window to rear with, radiator.

Bedroom Four

10' 7" x 9' 5" (3.23m x 2.87m) Window to front, radiator, storage recess, currently used as home office.

Family Bathroom



Panel bath with shower and screen over, tiled walls, heated towel rail, low level WC, inset spot lights, vanity wash hand basin.

Outside

Off Road Parking & Garage

Off road parking via the blocked paved driveway for two vehicles with an option to add further parking to the front, remainder of the garden laid to lawn with a foot path leading to the entrance door. Garage up & Over door and UPVC door to garden, utility area including range of wall and base units space for washing machine/ dryer.

Rear Garden



A good sized rear garden enclosed by privacy fencing and mainly laid to lawn with patio areas and raised planters, various trees, shrubs and plants, side access leading to the front of property, outside tap.

