



- Four Bedrooms
- Town House
- Two En Suites & Family Bathroom Plus Cloakroom
- Summer House/ Office
- Off Road Parking
- Modern Kitchen/Diner
- Bespoke Fitted Storage
- Log Burner
- South Facing Rear Garden

### 7 Lodge Road, Brightlingsea, Colchester, Essex. CO7 0JQ.

A stunning town house positioned within walking distance of local schools and amenities. Offering four bedrooms, three bathrooms and WC, this spacious family home over three levels is ideal for a growing family. Highlights also include a Shaker style kitchen/ diner, living room with log burner, bespoke under the stairs storage and a low maintenance south facing rear garden, summer house/home office along with off road parking. Viewing highly advised. Guide price £375,000- £385,000.





# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, bespoke understairs storage draws, cupboard, doors leading to:

### WC

Double glazed obscure window to side, low level WC, radiator, corner basin,

### Kitchen/ Diner



16' 6" x 8' 4" (5.03m x 2.54m) Double glazed window to front, tiled floor, inset spot lights, under floor heating, open plan kitchen/diner, fitted kitchen with quartz worktops, cooker, gas hob, over head cooker hood, fridge/freezer, inset sink, dish washer, space for washing machine.

### Living Room



15' 08" x 11' 09" (4.78m x 3.58m) Double glazed window to rear, UPVC door, radiator, log burner, tiled hearth.

## First Floor

### Landing

Airing cupboard, doors leading to:

### Bedroom Two



13' 0" x 8' 7" (3.96m x 2.62m) Double glazed window to front, radiator.

### En Suite

Towel rail, low level WC, wash hand basin, shower cubicle.

### Bedroom Three



12' 1" x 8' 7" (3.68m x 2.62m) Double glazed window to rear, radiator.

### Bedroom Four

8' 4" x 6' 7" (2.54m x 2.01m) Double glazed window to rear, radiator.

# Property Details.

## Family Bathroom



Double glazed window to front, paneled bath, low level WC, wash hand basin, part tiled walls, low level WC, towel rail,

## En Suite



shower cubicle, towel rail, low level WC, wash hand basin.

## Second Floor

### Bedroom One



20' 11" (25" into dormers) x 9' 11" (in to wardrobe) < 12' 4" Double aspect windows to front and rear, radiator, fitted storage, loft access.

## Outside

### Rear Garden



A well maintained south facing rear garden, offering low maintenance with the artificial grass and patio, summer house/ home office with power, side access to the driveway.

### Driveway

Block paved driveway positioned to the side of the property creating ample off road parking.

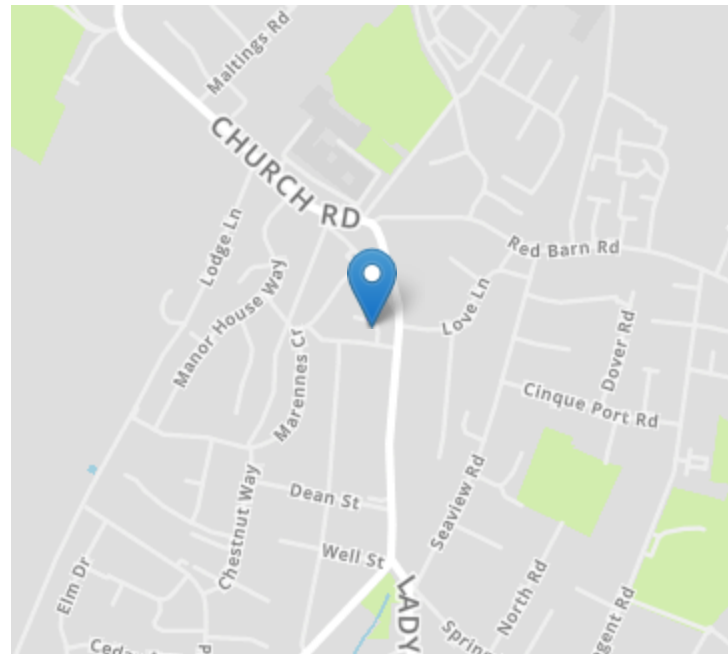
### Agent Note

Section 21 - Please be advised the owner of this property is an estate agent.

# 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.