



- Fully Refurbished to a High Standard
- Detached - Extended
- Generous Garden & Complete With Garage
- Chain Free Sale
- Four Bedrooms
- Two En Suites
- Stunning Kitchen/Diner
- Bi-Fold Doors To Garden

**26 Church Road, Brightlingsea,
Colchester, Essex. CO7 0JF.**

A substantial detached home in this sought after position within the waterfront town of Brightlingsea. Having been extended and refurbished from top to bottom this incredible home now offers four first floor bedrooms, two en-suites, family bathroom, stunning open plan kitchen/diner with central island and bi-fold doors to a generous garden, ample reception space, ground floor cloakroom, utility room and garage. Chain free.



Property Details.

Ground Floor

Reception Hall

20' 4" x 10' 3" (6.20m x 3.12m) With bay window to front, stairs to first floor and cupboard under with access to cellar, radiator, luxury vinyl tile floor, ornate glazed doors to.

Living Room



20' 1" x 12' 9" (6.12m x 3.89m) Bay window to front, radiator, fireplace and open to.

Sitting Room



14' 7" x 12' 9" (4.45m x 3.89m) Storage cupboard, radiator and open to.

Kitchen/Diner



22' 6" x 18' 3" (6.86m x 5.56m) 16' Bi-fold doors to rear garden, large ceiling lantern, inset spotlights, radiator, a stylish and contemporary range of fitted units and drawers with stone worktops over, inset gas hob and extractor, twin ovens, integrated fridge/freezer, pan drawers, matching eye level units. A contrasting central island with stone worktop over, inset sink, integrated dishwasher and breakfast bar space, Luxury vinyl tile flooring and door to.

Utility Room

10' 9" x 7' 1" (3.28m x 2.16m) Window to side, electric meter cupboard, fitted units with stone worktops over, inset sink, space and plumbing for appliances, wall mounted boiler.

Cloakroom

Close coupled WC, wash hand basin.

Basement

Cellar

19' 9" x 15' 9" (6.02m x 4.80m) Accessed via a ladder in the under the stairs cupboard, a dry space with approximately 5'7 head height.

Property Details.

First Floor

Bedroom



14' 7" x 12' 1" (4.45m x 3.68m) Windows to front and side, radiator, door to.

En-Suite



Bedroom



11' 9" x 11' 9" (3.58m x 3.58m) Window to rear, radiator, door to.

En-Suite

Bedroom

12' 5" x 7' 2" (3.78m x 2.18m) Window to front, radiator.

Bedroom

10' 2" x 7' 8" (3.10m x 2.34m) Window to rear, radiator.

Bathroom



Outside

Garage

28' 8" x 8' 10" (8.74m x 2.69m) Reducing down to 5'8 with door to rear, window to side and garage door to front.

Rear Garden



A very generous garden mainly laid to lawn with various shrubs and plants, gated side access and stone patio area.

