



- Detached Family Home
- Recently Extended And Improved
- Off Road Parking & Integral Garage
- Ground Floor Shower Room & First Floor Bathroom

36 North Road, Brightlingsea, Colchester, Essex. CO7 0PL.

A Recently refurbished detached family home positioned in the waterside town of Brightlingsea. Offering spacious accommodation throughout to include open plan kitchen/diner with breakfast bar, sitting room with bi-folding doors, lounge, utility and ground floor shower room, three bedrooms to the first floor with family bathroom, generous rear garden, off road parking and integral garage. The property has recently benefited from home improvements including new boiler double glazing, viewing highly advised to fully appreciate what this property has to offer.



Property Details.

Ground Floor

Entrance Hall

17' 11" x 5' 6" (5.46m x 1.68m) Wooden front door, radiator, stairs to first floor with storage under.

Lounge



20' 11" x 12' 09" (6.38m x 3.89m) Double glazed window to front, feature fireplace opening, radiator.

Kitchen / Diner



20' 5" x 10' 5" (6.22m x 3.17m) Double glazed window to rear, open plan kitchen/diner including radiator, fitted gloss base and wall units, compact laminate worktop, inset sink, integrated oven, induction hob, fridge freezer, breakfast bar, space for dish washer.

Sitting Room



14' 2" x 10' 1" (4.32m x 3.07m) Double glazed window to side, radiator, bi-folding doors opening to the rear garden.

Utility

10' 3" x 7' 11" (3.12m x 2.41m) UPVC door to rear, radiator, wall and base unit, laminate worktop, space for washing machine and tumble dryer.

Shower Room



10' 1" x 3' 11" (3.07m x 1.19m) Double glazed obscure window to rear, low level WC, wash hand basin, wall hung unit, shower enclosure.

First Floor Floor

Landing

8' 6" x 7' 6" (2.59m x 2.29m) Double glazed window to side, airing cupboard, loft access (boarded and insulated)

Property Details.

Bedroom



12' 0" x 10' 4" (3.66m x 3.15m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom



12' 6" x 10' 6" (3.81m x 3.20m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom



7' 7" x 7' 6" (2.31m x 2.29m) Double glazed window to front, radiator.

Family Bathroom



7' 6" x 7' 7" (2.29m x 2.31m) Double glazed obscure window to rear, radiator, low level WC, panelled bath with over head shower, wash hand basin.

Outside

Driveway & Garage

Block paved driveway creating off road parking for several cars leading to garage with up and over door with power.

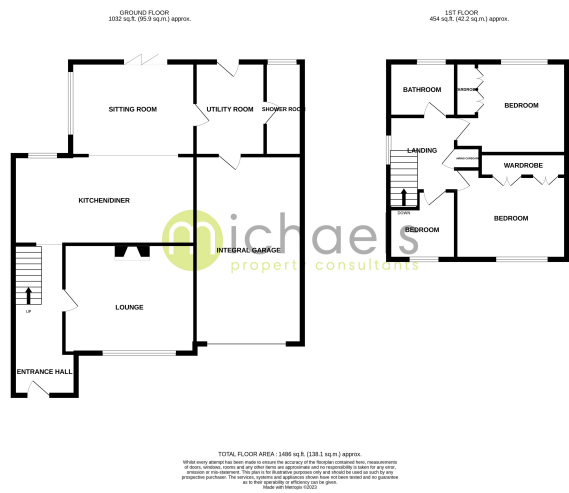
Rear garden



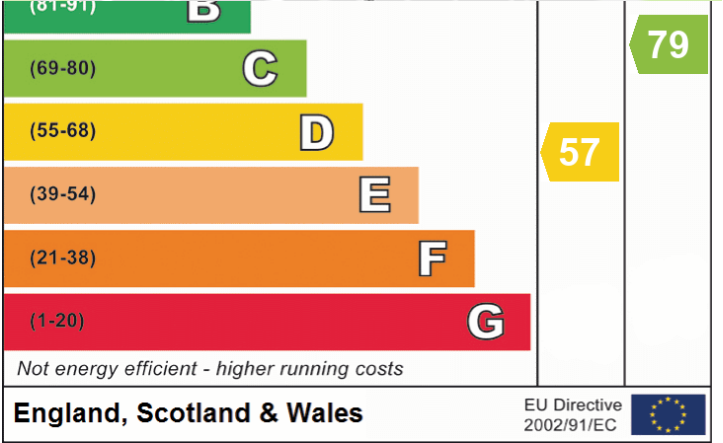
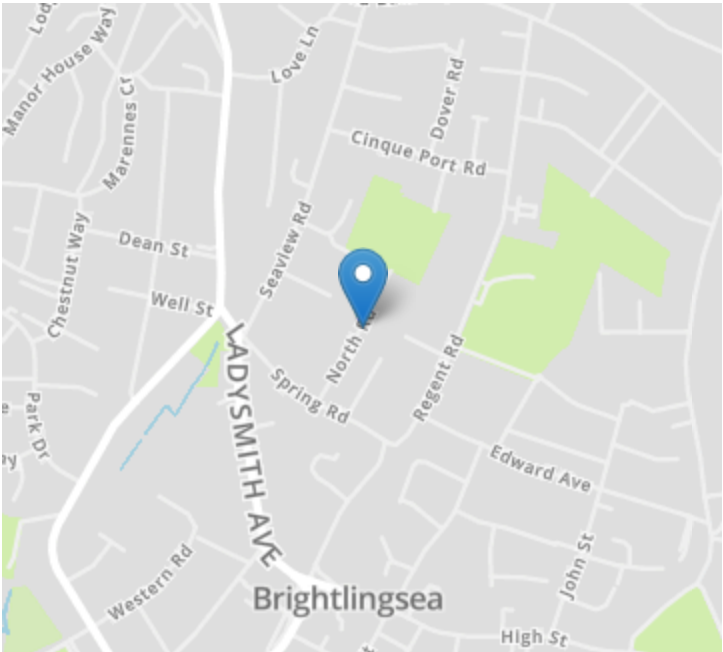
A beautiful maintained rear garden mainly laid to lawn, patio area along with inset seating feature, brick shed and garden shed, retained by fencing, with side access.

Property Details.

Floorplans



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.