



- Victorian Charm Throughout
- Detached
- Four Bedrooms
- En-Suite And Family Bathroom
- Generous Kitchen/Family Room
- Beautiful Gardens
- Close to Town Centre
- Spacious Family Home

**23 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.**

\*Guide Price £400,000 to £420,000\* A charming and beautifully presented detached Victorian Villa in the sought after waterside town of Brightlingsea. This stunning extended home now offers incredible space to include four first floor bedrooms, en-suite to master, family bathroom, two reception rooms, generous kitchen/family room, cloakroom, gorgeous gardens and is filled to the brim with charm and character from the first foot through the door. Please call for further details and to arrange a viewing of this stunning home.



# Property Details.

## Ground Floor

### Storm Porch

With further door leading to entrance hall

### Entrance Hall

Mosaic tiled floor, radiator, stairs to first floor with storage cupboard under and doors to.

### Living Room



13' 8" x 12' 3" (4.17m x 3.73m) Plus bay window to front with shutters, radiator, wood flooring, picture rail, ornate coving, marble fireplace with tiled hearth and cast iron inset.

### Sitting Room



13' 8" x 11' 8" (4.17m x 3.56m) French doors to rear, painted wood flooring, radiator, fireplace, picture rail.

### Cloak/Wash Room

Obscure window to side, close coupled WC, wash hand basin, spaces for washing machine and tumble dryer

## Kitchen/Diner



22' 2" x 10' 1" (6.76m x 3.07m) Plus box bay window to side, window to side, ornate window to side, french doors to garden, stable door to rear lobby, oak flooring, feature radiator, a contemporary range of high gloss units and drawers with solid wood worktops over, inset gas hob, undermount sink, fitted twin ovens, space for fridge/freezer, matching eye level units, metro tile splashback, extractor.

### Rear Lobby

With ample cloaks storage, further cupboard and door to garden.

## First Floor

### Landing

Loft access, sash window to side with shutters, strip wood flooring, built in cupboard, dado rail and doors to.

### Bedroom One



21' 7" x 10' 1" (6.58m x 3.07m) Sash windows to rear and side with shutters, built in wardrobe, loft access, wood flooring, cast iron fireplace, radiator, picture rail, door to en-suite.

# Property Details.

## En-Suite



Obscure sash window to side, tiled floor, tiled wall, feature stone inset wall, shower cubicle, close coupled WC, wash hand basin, heated towel rail.

## Bathroom



Velux window, panel bath with shower over, close coupled WC, wash hand basin, slate tiled floor, tiled walls, extractor, heated towel rail.

## Bedroom Two



12' 4" x 10' 9" (3.76m x 3.28m) Twin sash windows to front with shutters, wood flooring, cast iron fireplace, radiator, picture rail, omate coving.

## Bedroom Three



11' 7" x 8' 6" (3.53m x 2.59m) Sash window to rear with shutters, wood flooring, radiator, cast iron fireplace, picture rail.

## Bedroom Four

12' 2" x 6' 11" (3.71m x 2.11m) Sash window to front with shutters, radiator, picture rail, omate coving.

## Outside

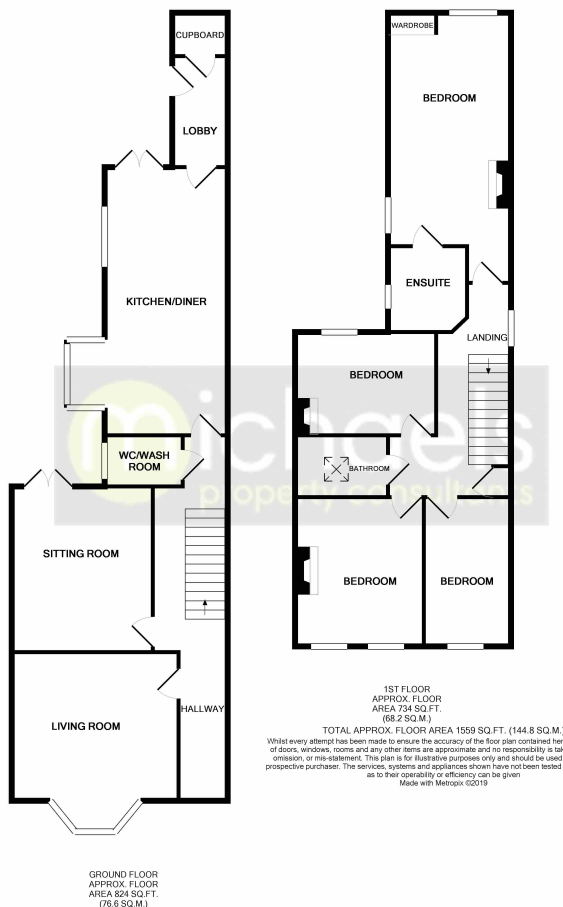
### Rear Garden



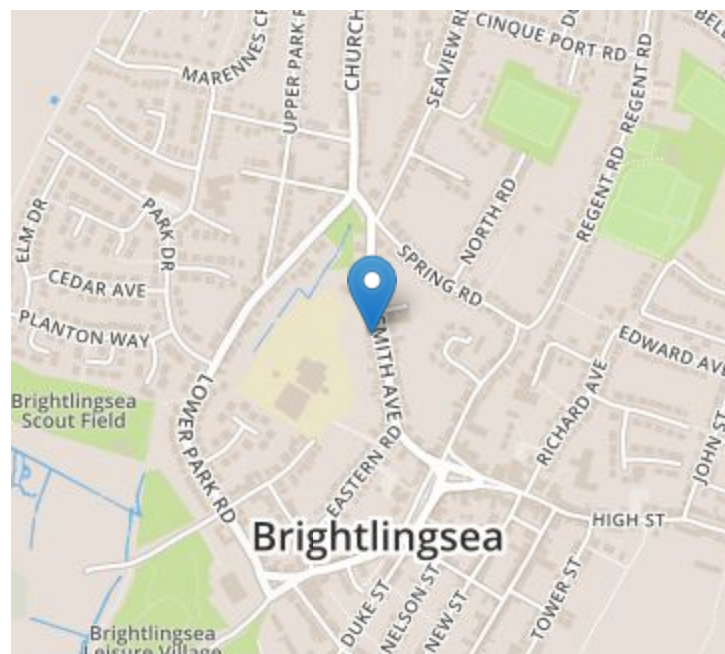
A stunning garden commencing with an omate tiled patio, raised decking area, koi pond, the remainder is laid to lawn with various trees, shrubs and plants, at the bottom of the garden there is a large shed, chicken run and it is all enclosed by panel fencing with gated side access to the front.

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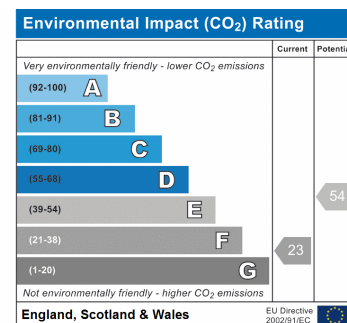
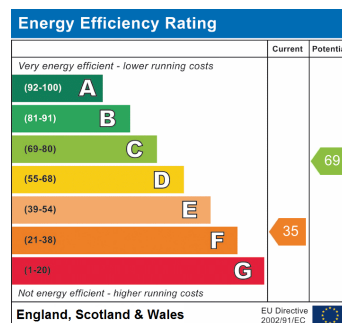
## Floorplans



## 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.