



- Five Bedroom Detached House
- Garage & Ample Off Road Parking
- South/West Facing Garden
- Modern Kitchen With Island
- En Suite, First Floor Family & WC
- Living Room/Diner
- Cul De Sac Location
- Close To Local Amenities & Schooling

38 Granville Way, Brightlingsea, Colchester, Essex. CO7 0SY.

Elegantly presented five bedroom detached family home in this sought after cul-de-sac offering great accommodation throughout. On the ground floor there is a cloakroom, living room, modern kitchen with island, open plan living room/dining room, conservatory and garage that could become integral to the property, ample parking and a wonderful rear south/west facing garden. On the first floor there are five bedrooms with en-suite to master and a family bathroom. Brightlingsea offers good local amenities, great schooling and of course the marina and waterfront as well as the ability to walk to the beach in just 15 minutes. Viewing highly advised to fully appreciate what this property has to offer.



Property Details.

Ground Floor

Entrance Hall

UPVC front door to side, radiator with cover, doors leading to:

Cloakroom

5' 09" x 4' 11" (1.75m x 1.50m) Double glazed obscure window to side, low level WC, vanity unit, tall unit and towel rail.

Living Room/ Diner



24' 05" x 15' 02" (7.44m x 4.62m) Narrowing to 14'04 Two double glazed French doors to rear, two radiators, open plan onto the kitchen/ diner.

Conservatory



13' 03" x 12' 08" (4.04m x 3.86m) Double glazed windows to side and rear, French doors to side, tiled floor, centre fan light.

Kitchen



14' 04" x 10' 11" (4.37m x 3.33m) Narrowing 11'01 Double glazed windows to front and side, UPVC door to side, radiator, range of wall and base white gloss modern units, quartz worktop and splash back, island creating breakfast bar, integrated dishwasher, washing machine, fridge/freezer, space for range style cooker.

First Floor

Landing

19' 01" x 6' 04" (5.82m x 1.93m) Airing cupboard, loft access, doors leading to:

Bedroom



14' 4" x 12' 7" (4.37m x 3.84m) Double glazed window to front, radiator, space for ample bedroom furniture.

Property Details.

En- Suite



8' 04" x 2' 11" (2.54m x 0.89m) Double glazed obscure window to side, tiled walls and floor, low level WC, vanity unit, separate shower cubicle.

Bedroom



11' 09" x 10' 07" (3.58m x 3.23m) Double glazed window to rear, radiator, currently used with two single beds.

Bedroom



11' 07" x 10' 07" (3.53m x 3.23m) Double glazed window to rear, space for furniture and double bed.

Bedroom

12' 0" x 7' 6" (2.44m x 2.29m) Double glazed window to front, radiator, currently used as a gym.

Bedroom

8' 0" x 7' 08" (2.44m x 2.34m) Sky light, currently used as a dressing room.

Outside

Driveway

Ample off road parking via the block paved driveway, retained by fencing and low level brick wall. Garage with power.

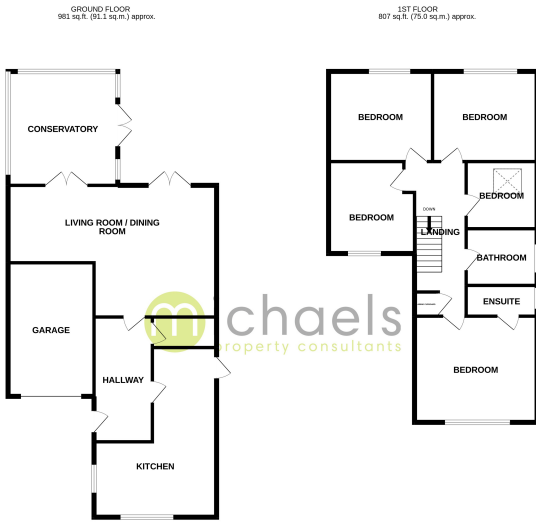
Rear Garden



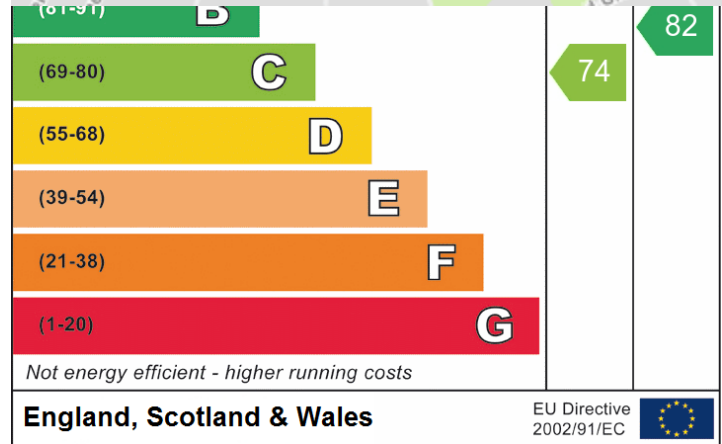
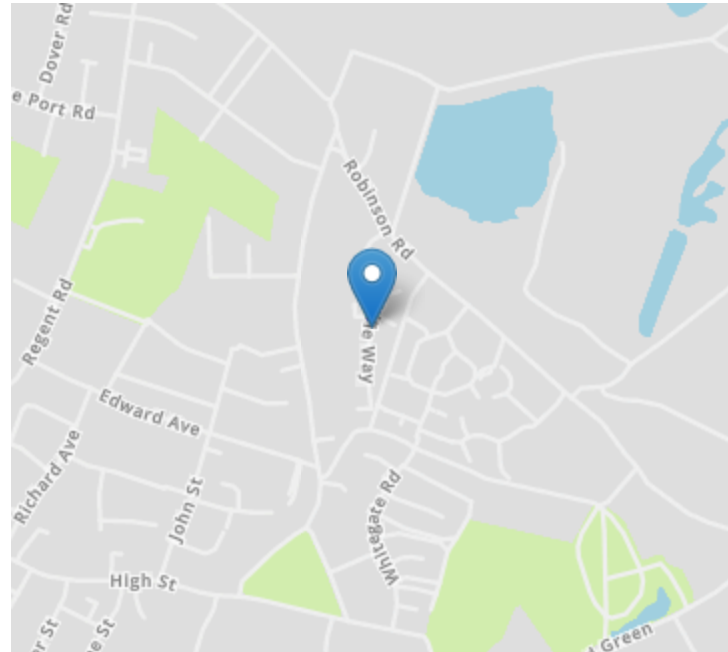
A beautifully well maintained south west facing rear garden mainly laid to lawn, patio area, outside tap, side access via both sides of the property, pergola, retained by privacy fencing.

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.