



- Semi Detached House
- Two Double Bedrooms
- Loft Room
- Open Plan Lounge/Diner
- Off Road Parking
- Kitchen/Diner With Quartz Worktops
- Utility
- Recently Landscaped Rear Garden
- Elegantly Presented
- Double Glazed & Central Heating

## 74 Red Barn Road, Brightlingsea, Colchester, Essex. CO7 0SL.

This simply stunning semi detached home has been lovingly improved by its current owners. Internally the main highlights include shaker style fitted kitchen/diner with quartz work surfaces and range cooker with views onto the landscaped rear garden, open plan living/dining room, utility, two double bedrooms, loft room and off road parking. This property is an ideal entertaining space for all the family and friends. Located within walking distance of local schooling, amenities, Waterside Marina and Beach Front, for further information on this wonderful property please do not hesitate to contact a member of the sales team.





# Property Details.

## Ground Floor

### Porch

UPVC front door, radiator.

### Living Room



11' 09" x 11' 3" (3.58m x 3.43m) Double glazed window to front, radiator, wooden entrance door, open fireplace with tiled hearth, alcove storage.

### Dining Room



11' 08" x 11' 04" (3.56m x 3.45m) radiator, stairs to first floor, open plan living.

## Kitchen/ Diner



18' 10" x 14' 02" (5.74m x 4.32m) Double glazed window and French doors to rear, fitted shaker style kitchen including a range of wall and base units, quartz worktops, butler sink with drainer, integrated dish washer, fridge/freezer open plan onto the dining room.

### Utility

8' 0" x 5' 07" (2.44m x 1.70m) UPVC door to side, laminate worktop, space for washing machine and tumble dryer.

### Ground Floor Bathroom

Obscure window to front, tiled floor and walls, shower, free standing bath, wash hand basin and low level WC.

## First Floor

### Landing

Stairs rising to loft space,

# Property Details.

## Bedroom One



11' 09" x 11' 05" (3.58m x 3.48m) Double glazed window to front, radiator, feature fireplace.

## Bedroom Two



8' 11" x 8' 10" (2.72m x 2.69m) Double glazed window to rear, fitted wardrobe storage over stairs.

## Second Floor

### Loft Room



Window to side, dressing room.

## Outside

### Off Road Parking

Driveway to the front via stoned driveway creating off road parking.

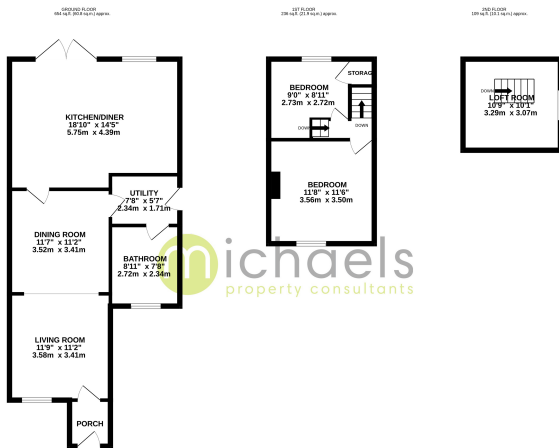
### Rear Garden



A beautifully landscaped garden mainly laid to lawn, newly laid patio, raised planters and stoned area to rear currently being used as a further seating area, retained by fencing.

# Property Details.

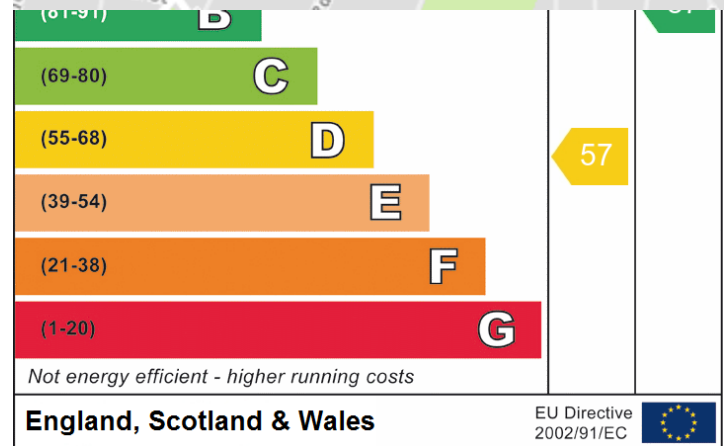
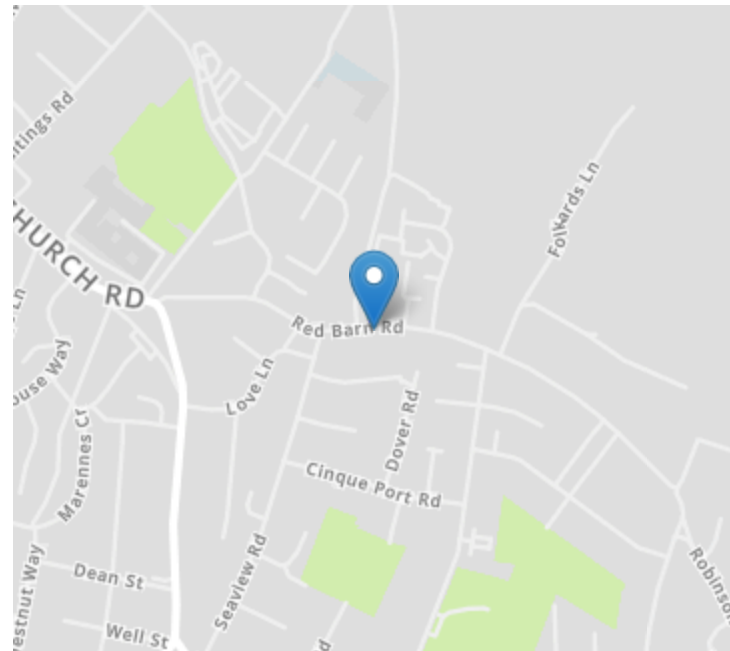
## Floorplans



**michaels**  
property consultants

TOTAL FLOOR AREA: 399 sq ft (36.8 sq m) approx.  
 These energy ratings have been calculated using the standard UK energy calculation method. Measurements are taken on the ground floor and the first floor. The energy rating is based on the energy performance of the building and is not a measure of the energy performance of the building. The energy rating is based on the energy performance of the building and is not a measure of the energy performance of the building. The energy rating is based on the energy performance of the building and is not a measure of the energy performance of the building.

## 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.