



- Link Detached House
- Kitchen/Diner
- Garage
- Off Road Parking Via Carport
- West Facing Rear Garden
- Master Bedroom With En Suite
- Family Bathroom
- Shutters
- Three Bedrooms

## 8 Pannell Place, Brightlingsea, Colchester, Essex. CO7 0FW.

This link detached home is within easy reach of good schools, shops, local amenities and of course Brightlingsea Waterside Marina. Offering three first floor bedrooms, ensuite and family bathroom, entrance hall, cloakroom, lounge kitchen/diner, enclosed rear west facing garden, off road parking and garage. This property offers stunning views and is well positioned on the Hopkins Home development. To fully appreciate what is on offer call the sales team to view today. Guide price £380,000-£390,000.





# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, understairs storage , tiled floor.

### Lounge



15' 7" x 11' 01" (4.75m x 3.38m) Double glazed window to front and side, bespoke shutters, oak floor, radiator.

### Kitchen/Diner



17' 10" x 9' 10" (5.44m x 3.00m) Double glazed window to rear, French doors opening onto the garden patio, radiator, tiled floor, fitted kitchen including a range of wall and base units, laminate worktops, stainless steel sink,, integrated Neff double oven, gas hob, over head cooker hood, fridge/freezer and dish washer, open plan onto the dining area.

### WC

Double glazed obscure window to side, radiator, tiled floor, wash hand basin with tiled splash back, and WC.

## First Floor

### Landing

Storage cupboard, loft access ( the loft is insulated) doors leading to:

# Property Details.

## Bedroom One



13' 11" x 11' 0" (4.24m x 3.35m) Double glazed window to front, radiator, fitted wardrobe, door to:

## En Suite



Double glazed window to front, radiator, part tiled walls, shower cubicle, WC and wash hand basin, extractor fan.

## Bedroom Two

17' 9" x 10' 4" (5.41m x 3.15m) Velux window to rear and window to front, two radiators, wall lights, loft access.

## Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m) Double glazed window to rear, radiator, fitted wardrobe.

## Family Bathroom

Double glazed window to rear, radiator, part tiled walls, paneled bath, WC wash hand basin, wall mounted light and extractor fan.

## Outside

### Rear Garden



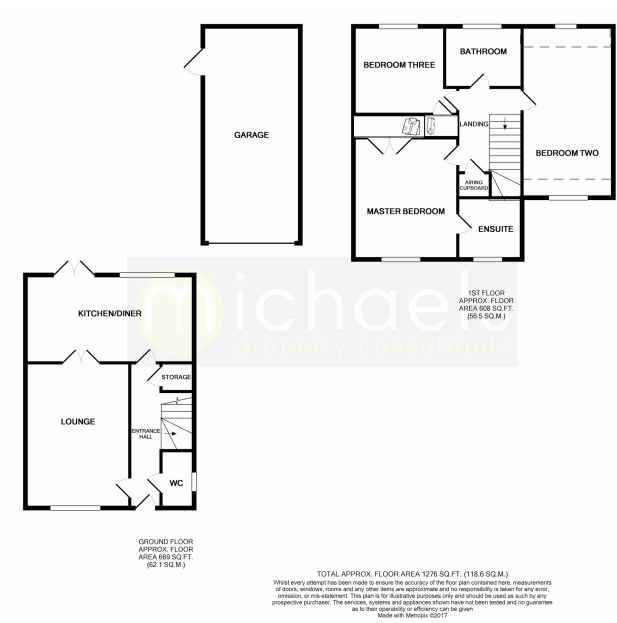
A well maintained and improved west facing rear garden, raised decking area, patio area, remainder laid to lawn, side gated access leading to the driveway.

### Garage & Off Road Parking

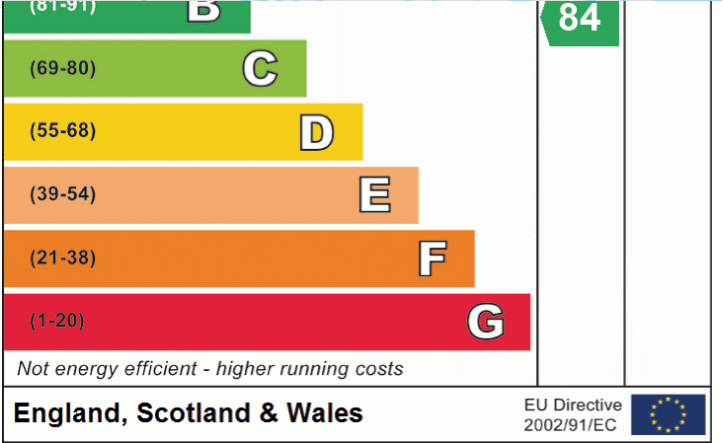
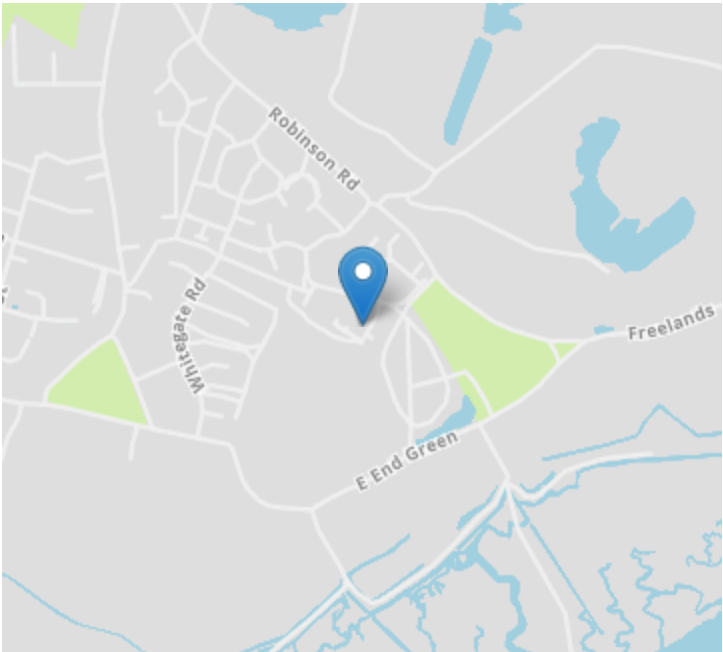
Off road parking via the driveway, leading to the garage with power and and light.

# 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.