



- Four Bedroom Semi Detached House
- Quiet Cul De Sac Location
- Off Road Parking & Garage
- Ground Floor Cloak Room & Family Bathroom
- Home Office/Study
- Beautiful Garden
- Extended & Improved Throughout
- Close To Schools & Shops

## 21 Pyefleet Close, Brightlingsea, Colchester, Essex. CO7 0LL.

Situated on the ever popular and highly sought after Manor House Development in Brightlingsea is this extended four bedroom home. Over time this house has been well loved by its current owners. It offers spacious downstairs accommodation which comprises of a living room which opens up into the dining room, separate kitchen, study, ground floor cloak room. Upstairs there are four good sized bedrooms. And a fully tiled family bathroom. Outside there is ample off road parking as well as a beautiful and well maintained rear garden. To avoid disappointment, call us now to arrange your viewing.



# Property Details.

## Ground Floor

### Entrance Hall

4' 9" x 4' 9" (1.45m x 1.45m) door to;

### Living Room



14' 7" x 12' 10" (4.45m x 3.91m) Window to front, radiator, door too and opening into dining room ;

### Dining Room



8' 10" x 10' 6" (2.69m x 3.20m) Window and single patio door to rear, radiator and door to;

## Kitchen



8' 8" x 10' 4" (2.64m x 3.15m) Window and single patio door to rear, radiator, range of eye and low level fitted storage units with work surface over, free standing fridge freezer which the owners will be removing, built in washing machine and dish washer to remain, built in double oven and inset sink.

### Study

7' 3" x 10' 0" (2.21m x 3.05m) Window to front, radiator, stairs up and door to;

### Cloakroom

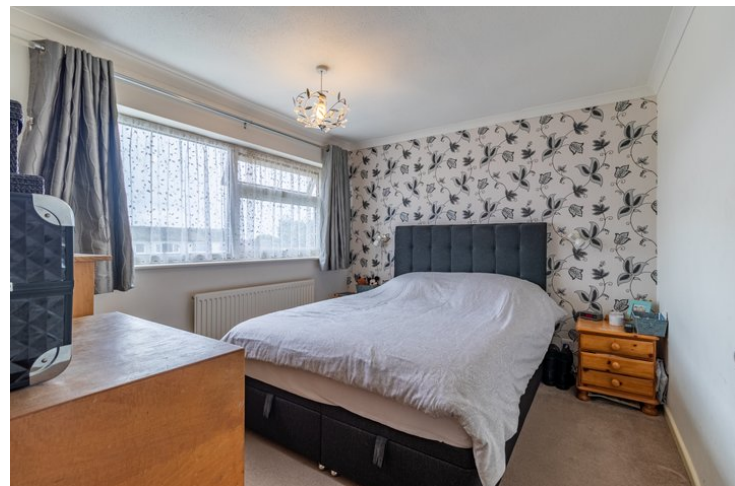
Window to rear, radiator, W/C, wash hand basin, access to storage under the stairs.

## First Floor

### Main Landing

Loft access, airing cupboard access, and doors to;

### Master Bedroom



11' 0" x 9' 7" (3.35m x 2.92m) Window to front, radiator, built in wardrobe

# Property Details.

## Bedroom Two



11' 6" x 9' 2" (3.51m x 2.79m) Window to rear, radiator, built in wardrobe

## Bedroom four

6' 8" x 10' 0" (2.03m x 3.05m) Window to front, radiator, access to storage cupboard over the stairs.

## Bathroom



Windows to rear, heated towel rail, single panelled bath with shower head over, W/C and wash hand basin.

## Second Landing (access via staircase from the sturdy)

Window to rear and door to;

## Bedroom Three



10' 9" x 7' 4" (3.28m x 2.24m) Window to front, radiator, loft access.

## Outside

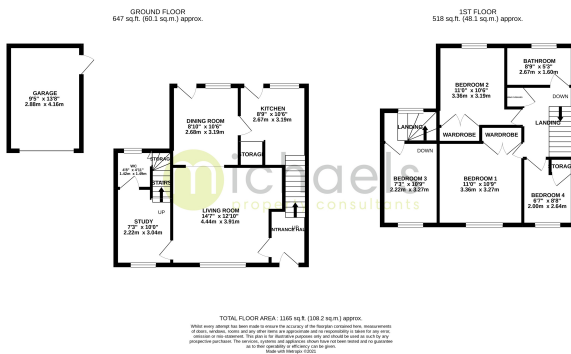
### Front and Rear gardens



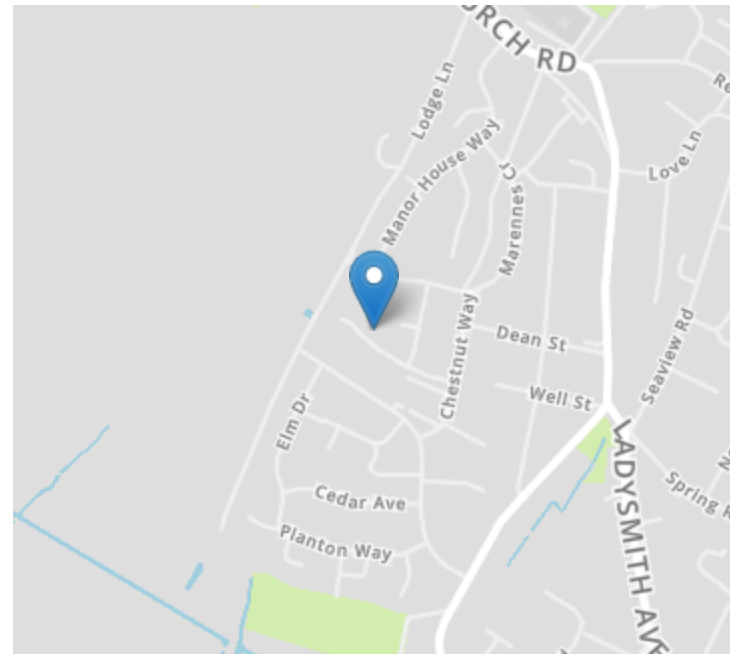
To the front of the property there is driveway providing off road parking for several vehicles extending the side of the property which leads to the garage. The garden to the rear has an attractive seating area with the remainder of the garden being laid to lawn and surrounded by mature plants and small trees.

# Property Details.

## 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.