



- Three Bedroom Semi- Detached Chalet Bungalow
- Off Road Parking & Garage
- Quiet Cul De Sac Location
- Previously Extended
- Generous South Facing Rear Garden
- Summer House/Shed
- Double Glazed & Gas Central heating
- Walking Distance To Excellent Schooling

7 Samsons Close, Brightlingsea, Colchester, Essex. CO7 0RP.

Michaels are pleased presented to the market this family home offering an generous rear garden, ideal for a growing family or any keen garden enthusiast. Conveniently located in a desirable cul de sac location and within close proximity to shops, schools and local amenities. Internally is in need of light modernisation, the property offers a spacious living room, open plan fitted kitchen/ dining room, cloakroom, utility, ground floor bedroom/ 3rd reception room, two first floor double bedrooms and shower room. The outside completes the property well and benefits from its own driveway providing ample off road parking and garage. You will also find a summer house in the generous south facing garden. For further information please do not hesitate to contact a member of our team, agent holds keys to view.



Property Details.

Ground Floor

Hallway

Upvc front door opening onto hallway, stairs to first floor, doors leading to:

Living Room



11' 09" x 14' 11" (3.58m x 4.55m) Double glazed window to front, radiator, brick fireplace with wooden mantle.

Third Reception Room/Bedroom



10' 0" x 6' 0" (3.05m x 1.83m) Double glazed obscured window to side, radiator, ideal for a home office/ 3rd bedroom.

Kitchen

12' 08" x 8' 11" (3.86m x 2.72m) Radiator, under stairs storage, open plan onto the dining room, fitted white gloss kitchen including a range of base units and draws, inset sink with left hand drainer, electric hob with over head fan, space for washing machine, fridge and freezer.

Dining Room



11' 03" x 11' 02" (3.43m x 3.40m) Patio doors opening onto the rear garden, radiator, wall light, open plan onto the kitchen.

Cloakroom

7' 10" x 3' 02" (2.39m x 0.97m) Double glazed obscured window to the side, low level WC, wall mounted wash hand basin with tiled splash back.

First Floor

Landing

Loft access and doors leading to:

Property Details.

Bedroom One



14' 11" x 11' 10" (4.55m x 3.61m) Double glazed window to front, radiator, wood floor, eves storage, space for double bed.

Bedroom Two

14' 10" x 7' 08" (4.52m x 2.34m) Double glazed window to rear, radiator, wood floor, eves storage, space for double bed.

Shower Room



6' 01" x 5' 07" (1.85m x 1.70m) White suite including, Low level WC, wash hand pedestal basin, corner shower encloser with wall mounted power shower.

Outside

Off Road Parking & Garage

Spacious driveway with front garden laid to lawn to the front and tarmac drive way offering ample off road parking, leading to garage that has power.

Rear Garden



Well established rear garden mainly laid to lawn, including hard standing patio area with step up to the remainder of the south facing garden, including summer house and shed. Side access to the front driveway via double front wooden gates.

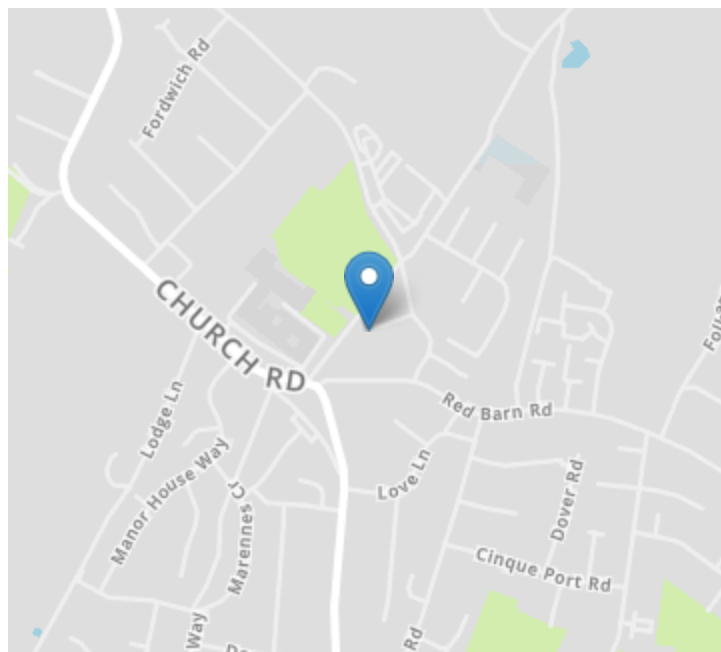
Property Details.

Floorplans



TOTAL FLOOR AREA: 952 sq ft (88.4 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplans, measurements, dimensions, counts and other data, the agent does not accept any responsibility for errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any purchase or lease agreement. The accuracy of the floorplans and other data is not guaranteed. All rights reserved. © 2024 Michaels Property Consultants Ltd.

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.