

Offers In Excess Of

£350,000



- Three Double Bedrooms
- Over 1200 sqft Of Living Accommodation
- Town House Offering Flexible
 Accommodation
- Two En Suite Shower Rooms & Family Bathroom
- o Garage & Off Road Parking
- NHBC Guarantee Remaining
- Walking Distance Of The Popular
 Hurst Green, Pubs & Restaurant
- South After Location

9 Wilfreds Way, Brightlingsea, Colchester, Essex. CO7 0FP.

A spacious and beautifully presented three double bedroom, three bathroom home within the Hopkins Homes Colne Gardens development in the sought after waterside town of Brightlingsea. Having been wonderfully looked after by current owners with excellent decoration this home is a must to view. Currently offering three double bedrooms, two en-suites, family bathroom, entrance hall, cloakroom, living room, kitchen/diner, private rear garden, off road parking and garage. Viewing is advised on this stunning home!



Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

Composite front door, under stairs storage cupboard, radiator, doors to:

WC



wash hand basin with tiled splash back and low level W.C, radiator.

Lounge



 $16'\,5"$ x $10'\,10"$ (5.00m x 3.30m) Double glazed UPVC window to front, feature fireplace with wooden surround, radiator, doors opening onto:

Kitchen / Diner





18' 1" x 8' 4" (5.51 m x 2.54m) Double glazed window to rear, French doors to rear. open plan kitchen /diner the kitchen included a modern fitted kitchen with a range of wall and base units, laminate worktops, riled floor and tiled splash back, integrated double oven, electric hob and extractor hood, space for fridge/freezer, washing machine and dishwasher.

First Floor

Landing

Stairs to second floor, doors leading to:

Bedroom Two

 $15'1" \times 11'5"$ (4.60m x 3.48m) Double glazed UPVC windows to front and side, radiator, door to:

En Suite

Low level WC, wash hand basin with tiled splash back, shower cubicle.

Bedroom Three

11' 8" x 10' 7" (3.56m x 3.23m) Double glazed UPVC window to rear, radiator.

Property Details.

Family Bathroom



Double glazed obscure window to rear, paneled bath with over head shower, low level WC wash hand basin with tiled splash back and radiator.

Second Floor

Landing

With door to:

Master Bedroom



 $15'10" \times 11'2"$ (4.83m x 3.40m) Double glazed window to rear and Velux window to front, radiator, built-in wardrobe, door to

En Suite



Low level WC, wash hand basin, double shower with tiled splash back, radiator.

Rear Garden, Garage & Parking



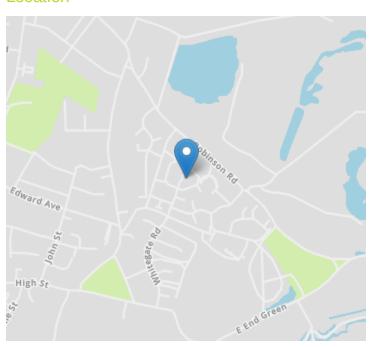
A well maintained rear garden mainly laid to lawn and patio area with mature shrubs and flowers with access to the garage and parking.

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.

