



- Chain Free Sale
- Extended & Upgraded
- Ground Floor Shower Room
- First Floor Bathroom
- Three Bedrooms
- Utility Room
- Garden and Parking
- Cul-De-Sac Position

12 Kent Close, Brightlingsea, Colchester, Essex. CO7 0PZ.

A brilliantly extended semi detached family home at the end of this small Cu-De-Sac in the waterfront town of Brightlingsea. Offering wonderful living space with a 23' lounge/diner, 21' family room, 17' kitchen, ground floor shower room, utility room, three first floor bedrooms, family bathroom, great garden and off road parking. Offered chain free.



Property Details.

Ground Floor

Entrance Hall

Wood effect flooring, radiator, stairs to first floor, open to hallway and door to lounge.

Hallway

Wood effect flooring, door to side, storage cupboard and doors to shower room, kitchen and open to utility room.

Lounge/Diner



23' 4" x 12' 9" (7.11m x 3.89m) Window to front, fireplace with inset log burner, radiators, French doors to family room.

Family Room



21' 1" x 9' 1" (6.43m x 2.77m) French doors to garden, two radiators, wood effect flooring, skylight window and open to kitchen.

Kitchen



17' 8" x 8' 8" (5.38m x 2.64m) Window to rear, skylight window, radiator, tiled floor, a modern range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, range cooker with extractor over, space for American fridge freezer, inset spotlights.

Utility Room

12' 6" x 5' 0" (3.81m x 1.52m) Window to rear, radiator, wood effect flooring, fitted units with worktops and spaces for appliances.

Shower Room

Window to front, tiled floor, shower cubical, close coupled WC, vanity wash hand basin, extractor, spotlights.

First Floor

Landing

Window to side overlooking Brightlingsea Regent Football Club, loft access and doors to.

Property Details.

Bedroom One



13' 1" x 11' 9" (3.99m x 3.58m) Window to front, radiator.

Bedroom Two



11' 10" x 10' 4" (3.61m x 3.15m) Window to rear, radiator, airing cupboard.

Bedroom Three



9' 9" x 7' 1" (2.97m x 2.16m) Window to front, radiator, wood effect flooring.

Bathroom



Obscure window to rear, panel bath, shower screen, close coupled WC, pedestal wash hand basin, tiled walls, radiator.

Outside

Garden



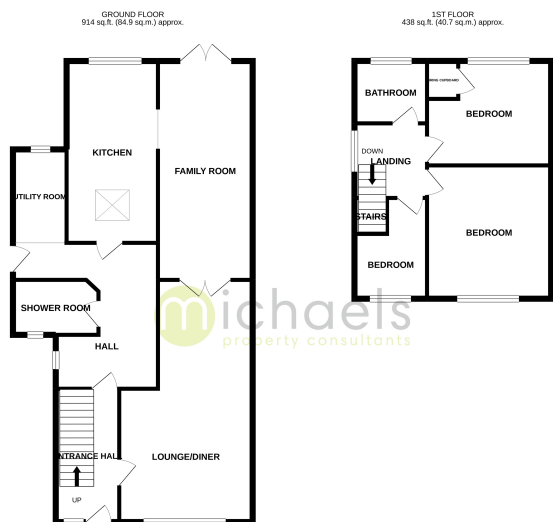
Mainly laid out lawn, patio area, side gate, garden shed.

Parking and Front Garden

Off road parking, gated side access, front garden mainly laid to lawn.

Property Details.

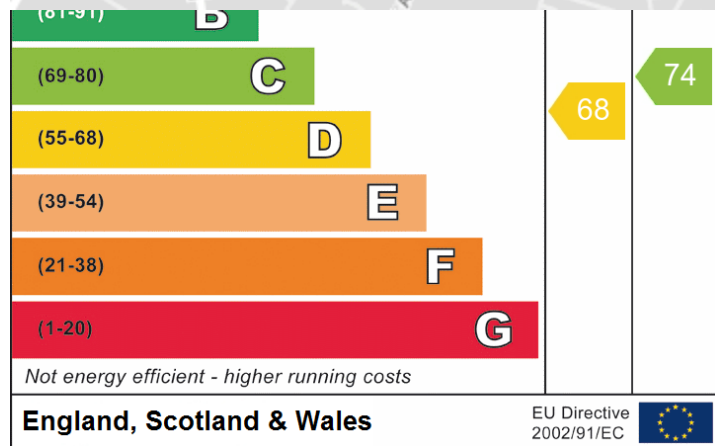
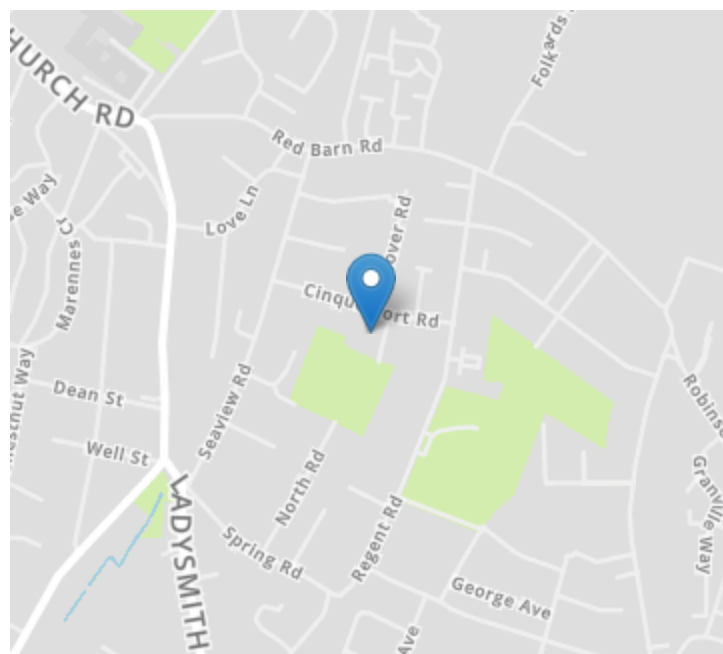
Floorplans



michaels
property consultants

TOTAL FLOOR AREA: 1352 sq.ft. (125.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plans and measurements of this property, the agent does not accept any responsibility for any errors or omissions in this information. The agent is not responsible for any inaccuracies in the data and does not accept any liability for any errors or omissions in this information. The agent is not responsible for any inaccuracies in the data and does not accept any liability for any errors or omissions in this information.

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.