



- Detached Family Home
- Garage & Off Road Parking
- Four Bedrooms
- En Suite, Family Bathroom and Cloakroom
- Two Reception Rooms
- Kitchen/ Diner
- New Build Warranty Remaining
- Hopkins Homes Build

### 10 Keats Crescent, Brightlingsea, Colchester, Essex. CO7 0FT.

A beautifully presented modern detached family home. Having been wonderfully looked after by the current owners with excellent decoration this home is a must to view. Currently offering four bedrooms, en-suite, family bathroom, entrance hall, cloakroom, living room, kitchen/diner, home office, utility, private rear garden, off road parking and garage with power. A viewing is highly advised to fully appreciate the space on offer. Guide Price £415,000- £425,000.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front floor, radiator, stairs to first floor.

### Cloakroom

Double glazed window to front, radiator, low level WC, wash hand basin..

### Kitchen/Diner

15' 08" x 12' 07" (4.78m x 3.84m) Double glazed window to rear, radiator, under stairs storage, dining area, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, integrated stainless steel sink with left hand drainer. Double oven, gas hob, cooker hood space for dish washer, drinks fridge and fridge.

### Utility

8' 10" x 5' 4" (2.69m x 1.63m) UPVC door to rear, radiator, wall mounted boiler and extractor fan, base unit, laminate worktop, tiled splash back, stainless steel sink, space for fridge/freezer, washing machine and tumble dryer.

### Lounge

15' 3" x 12' 09" (4.65m x 3.89m) French doors to rear, window to side, gas fireplace, radiator.

### Reception Room/ Home Office

10' 1" x 8' 09" (3.07m x 2.67m) Double glazed window to front, radiator.

## First Floor

### Landing

Loft access, doors leading to:

### Bedroom One

16' 4" x 12' 10" (4.98m x 3.91m) Double glazed windows to front, storage cupboard, wardrobe, radiator, doors leading to:

### En Suite

Double glazed obscure window to side, low level WC, wash hand basin, tiled splash back, shower enclosure.

### Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m) Double glazed window to rear, radiator, fitted wardrobe.

### Bedroom Three

10' 10" x 8' 10" (3.30m x 2.69m) Double glazed windows to front, radiator, wardrobe.

### Bedroom Four

9' 10" x 6' 7" (3.00m x 2.01m) Double glazed window to rear, radiator, wardrobe.

### Family Bathroom

Double glazed obscure window to rear, tiled floor, part tiled walls, paneled bath, low level WC, wash hand basin.

## Outside

### Rear Garden

A well maintained rear garden mainly laid to lawn, patio area, retained by fencing, door garage and gated side access.

### Garage & Off Road Parking

Off road parking via the block paved driveway in front of the garage with up & over door, power an light.