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property consultants

- 39ft Open Plan Kitchen/Diner/Living
- Five Bedrooms
- En-Suite & Dressing Room
- Two Further Reception Rooms
- Further En-Suite and Family Bathroom
- Ample Off Road Parking
- Luxurious Throughout
- High Specification
- 3000 sqft of Accommodation
- Chain Free

## Stranges Way, Church Road, Brightlingsea, Colchester, Essex. CO7 00T

Offered with no onward chain is this stunning and quite remarkable 3000sqft bespoke home sitting in a generous plot within this wonderful position. Nestled in the sought after waterside town of Brightlingsea and having been lovingly extended, restored and refurbished to high specification with incredible attention to detail by the current owners this detached home offers highlights including. A fabulous 39ft contemporary kitchen/diner/living space to the rear garden, 20ft dining room, 21ft lounge, Underfloor heating, Master bedroom with walk in dressing room, en-suite and Juliette balcony, first floor study, luxurious family bathroom, four further bedrooms and further en-suite, garage conversion which could be a home office/salon and ample off road parking.





# Property Details.

## Ground Floor

### Entrance Hall

Herringbone laid LVT flooring with heating under, stairs to first floor and doors to.

### Dining Room



20' 2" x 9' 11" (6.15m x 3.02m) Window to front, further door back to hallway, herringbone laid LVT flooring with heating under.

### Living Room



21' 9" x 10' 9" (6.63m x 3.28m) Windows to front and side, Stela living flame gas fire, underfloor heating.

### Cloakroom

Window to side, herringbone laid LVT with heating under, fully tiled room, enclosed cistern WC, floating vanity unit with ceramic bowl and wall mounted mixer tap.

## Kitchen/Dining/Living Space



39' 2" x 18' 0" (11.94m x 5.49m) Twin 13ft sliding doors to rear with electric blinds, window to rear, door to utility room, tiled flooring with heating under, a contemporary range of fitted units with corian worktops over, moulded sink and draining grooves with shower tap, inset Neff induction hob with Neff extractor over, contrasting eye level units, pan drawers, integrated Neff dishwasher, twin Neff Ovens, Neff microwave, Neff warming drawer, integrated fridge/freezer. A large Kitchen Island is the main feature of the room with matching corian worktop, fitted wine cooler, storage and further pan drawers and recess for seating space.

### Utility Room

21' 4" x 5' 5" (6.50m x 1.65m) Door and window to side, door to garage conversion, tiled floor with heating under, fitted units with Corian worktops over, matching eye level units, integrated fridge, integrated freezer.

### Garage Conversion

14' 3" x 10' 3" (4.34m x 3.12m) Could be put back to a garage or used as a home office/workspace or Salon. Window to side, fitted airing cupboard, LVT flooring with heating under.

## First Floor

### Landing

Velux window to front, radiator, stairs to second floor and doors to.

### Master Bedroom



17' 2" x 10' 3" (5.23m x 3.12m) Juliette balcony to rear, window to side, LVT flooring, radiator, door to ensuite and dressing room.

# Property Details.

## Dressing Room

12' 4" x 10' 3" (3.76m x 3.12m) LVT flooring, window to rear, radiator. (Agents Note: this dressing room can be given separate access and turned into a further bedroom.)

## En-Suite



Window to front, LVT flooring, Slipper bath with floor mounted mixer tap and shower attachment, separate shower enclosure, wall hung wash hand basin, enclosed cistern WC, tiled walls, heated towel rail.

## Bedroom

13' 4" x 10' 9" (4.06m x 3.28m) Windows to front and side, LVT flooring and radiator.

## Bedroom

12' 4" x 11' 7" (3.76m x 3.53m) Juliette balcony to rear, window to side, LVT flooring, radiator.

## Study/Nursery

8' 3" x 5' 7" (2.51m x 1.70m) Velux window to rear, radiator, LVT flooring.

## Family Bathroom

10' 0" x 10' 0" (3.05m x 3.05m) Window to front, heated towel rail, LVT flooring, tiled walls, large walk in shower, with rain shower head and wall mounted mixer, twin ended bath with wall mounted mixer tap, heated towel rail, wall hung wash hand basin, enclosed cistern WC.

## Second Floor

### Landing

Velux to rear, eaves storage access and doors to.

## Bedroom



13' 2" x 8' 2" (4.01m x 2.49m) Three Velux windows to rear, LVT flooring, radiator and door to.

## En-Suite

Window to side, tiled walls, LVT flooring, freestanding bath, wall hung wash hand basin with wall mounted mixer tap, enclosed cistern WC, twin heated towel rails.

## Bedroom

11' 2" x 8' 6" (3.40m x 2.59m) Three Velux windows to rear, LVT flooring, radiator.

## Outside

### Rear Garden



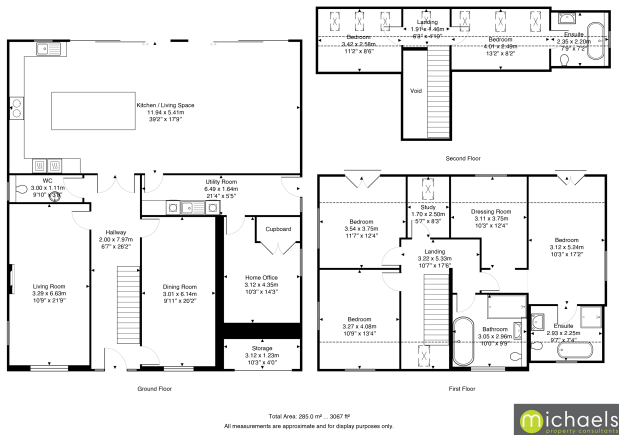
All enclosed by panel fencing, mainly laid to lawn with large patio area, twin side access gates, outside tap and outside lighting.

### Front Driveway

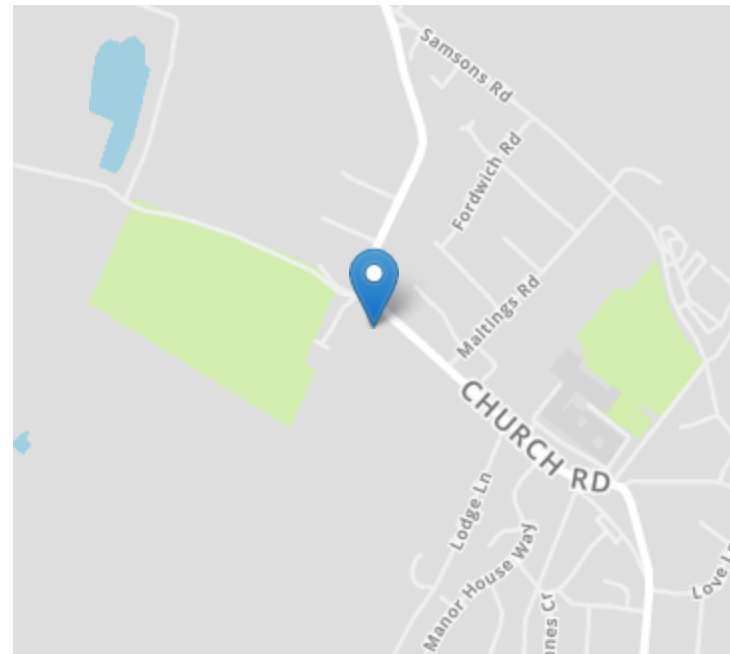
A large block pave driveway retained by walling and fencing and offering ample off road parking. The garage door is an electric roller shut door and leads to a small storage store but this can be reinstated as a full garage if needed.

# 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.