



- Garage & Off Road Parking
- Extended & Improved Throughout By Current Owners
- Three Bedrooms
- Private Rear Enclosed Garden
- Roof Lantern & Bifolding Doors
- Conveniently Located
- Gas Central Heating & UPVC Windows
- Three Reception Rooms
- Family Home

78 Campernell Close, Brightlingsea, Colchester, Essex. CO7 0TA.

A three bedroom family home positioned in a quiet and convenient position within walking distance to The Colne Community School and College and within close proximity to Brightlingsea Town and Waterfront. Extended and improved by the current owners throughout. Highlights of this home include Bi-folding doors to the rear extension and Roof Lantern, three bedrooms, dining room, lounge, front reception room, converted garage currently used as play room (with garage storage still remaining) and off road parking. To fully appreciate what this beautiful family home has to offer viewing is highly advised.



Property Details.

First Floor

Porch

UPVC front door and door leading to:

Reception Room

11' 4" x 9' 0" (3.45m x 2.74m) Double glazed window to front, inset spotlights and radiator.

Lounge



14' 7" x 10' 2" (4.45m x 3.10m) Opening onto the dining room, radiator, inset spot lights and stairs to first floor.

Dining Room



16' 6" x 7' 7" (5.03m x 2.31m) Bi-folding doors to rear, Roof Lantern, inset spot lights, ceiling speaker, two radiators and exposed brickwork feature wall.

Kitchen



10' 9" x 4' 09" (3.28m x 1.45m) Inset spot lights, shaker style kitchen, range of wall and base units, laminate worktop, tiled splash back, inset sink, cooker, cooker hood, space for washing machine, dish washer and fridge/freezer.

Ground Floor

Landing

Inset spot lights, airing cupboard and loft access.

Bedroom One



11' 5" x 10' 08" (3.48m x 3.25m) Double glazed window to rear and radiator.

Property Details.

Bedroom Two



11' 1" x 9' 9" (3.38m x 2.97m) Double glazed window to front and radiator.

Bedroom Three



7' 7" x 7' 0" (2.31m x 2.13m) Double glazed window to front and radiator.

Family Bathroom



Obscured window to rear, tiled walls, radiator, inset spot lights, panelled bath with over head shower, wash hand basin and low level WC.

Outside

Garage & Driveway

Off road parking to the front aspect of the property, garage with up and over door. The garage has been converted.

Rear Garden

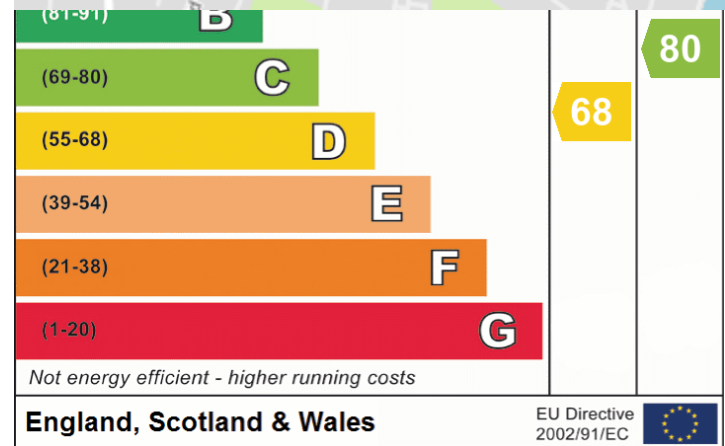
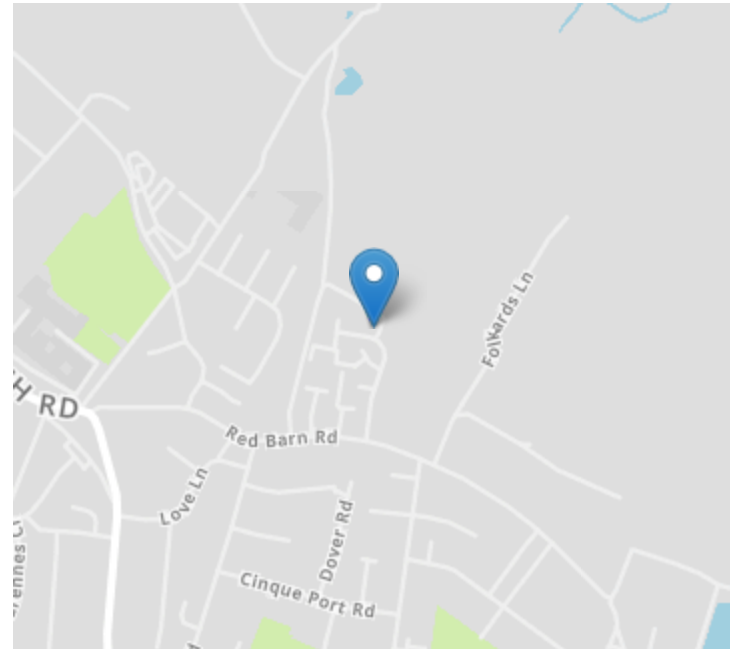


Enclosed private garden mainly laid to lawn, patio, shingle area currently used as a play area and retained by fencing.

Property Details.

Floorplans

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.