



- Linked Detached Bungalow
- Two Bedrooms
- Integral Garage
- Off Road Parking
- Generous & Attractive Garden To Rear
- Sought After Location
- Double Glazed
- Gas Central Heating

## 4 Park Drive, Brightlingsea, Colchester, Essex. CO7 0JT.

This two bedroom link-detached bungalow with off road parking and integral garage is located in a quiet location on the manor estate, in the popular waterside town of Brightlingsea with its range of local schools and shops and further amenities.

Internally the accommodation does not disappoint. Inside there are two bedrooms, large family sized open plan lounge/dining room, fitted kitchen and family bathroom along with ample outside space. Viewing highly advised to fully appreciate what this property has to offer. \*\*Guide Price £290,000 - £300,000\*\*.





# Property Details.

## Living Accommodation

### Entrance Hall

8' 02" x 3' 11" (2.49m x 1.19m) UPVC front door, loft access, storage cupboard, doors leading to:

### Living Room



16' 2" x 14' 5" (4.93m x 4.39m) Double glazed windows to front, radiator, open plan living space.

### Kitchen



9' 11" x 6' 6" (3.02m x 1.98m) Double glazed window to side, UPVC door to side, range of wall and base units, integrated stainless steel sink, tiled splash back, space for oven, fridge/freezer and dish washer.

## Bedroom



13' 7" x 9' 4" (4.14m x 2.84m) Double glazed window to rear, radiator, panelling.

## Bedroom



10' 8" x 6' 5" (3.25m x 1.96m) Double glazed window to rear, radiator.

# Property Details.

## Family Bathroom



6' 05" x 7' 05" (1.96m x 2.26m) Double glazed obscure window to side, tiled walls, wash hand basin, low level WC, panelled bath, corner shower.

## Utility

3' 10" x 4' 10" (1.17m x 1.47m) Laminate worktop, space for washing machine, wall hung boiler.

## Integral Garage

17' 5" x 8' 5" (5.31m x 2.57m) Garage with up & over garage door, power and light.

## Outside

### Off Road Parking

Off road parking to the front along with a well maintained lawn area.

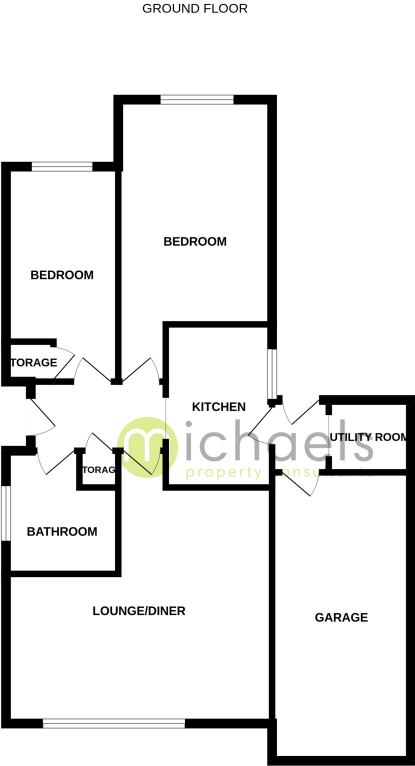
## Rear Garden



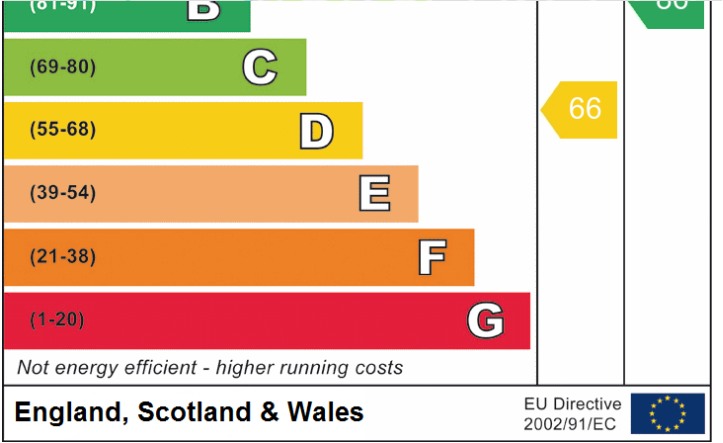
A well maintained rear garden mainly laid to lawn, patio area, hard standing for garden shed, retained by privacy fencing, side access to the front of the property.

# 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.