



- Four Bedroom Detached House
- Off Road Parking & Garage
- Quiet Cul De Sac Position
- Ground Floor Cloak Room, En suite & Family Bathroom
- Close to Schools
- No Onward Chain

12 Granville Way, Brightlingsea, Colchester, Essex. CO7 0SY.

Positioned along a quiet cul-de-sac in the popular town of Brightlingsea is this generously proportioned four bedroom family home. Ideally located near the town's local shops, bus stops, school, and course its sought after sea front. Internally the house has some great attributes that would suit every family, its main ones are a ground floor cloakroom, separate kitchen, living/dining room, four double bedroom, en-suite and family bathroom. This property is also offered with no onward chain. Call now to arrange a viewing.



Property Details.

Ground Floor

Entrance Hall

Radiator. Stairs to first floor with storage cupboard under.

Cloakroom



Window to front, W.C. and wash hand basin, radiator.

Living Room

15' x 11' Radiator, Window to rear, French doors to rear garden. Open to dining room.

Dining Room



10' x 8'8". Window to rear and radiator.

Kitchen



8' 8" x 14' 7" (2.64m x 4.45m) Window to front, radiator, range of worksurfaces, tiled over with cupboards and drawers. Extractor hood, space for washing machine, fridge, and freezer, door out to garden.

First Floor

Landing

Loft access, airing cupboard and doors to;

Bedroom one



11' 8" x 11' 5" (3.56m x 3.48m) Window to front, built in wardrobes and door to;

En-suite shower room



Window to side, wash hand basin and W.C. Radiator.

Property Details.

Bedroom Two



12' 1" x 8' 2" (3.68m x 2.49m) Window to rear, radiator.

Family Bathroom



Window to side, single panelled bath with over head shower, wash hand basin, W/C.

Bedroom Three



11' 10" x 10' 0" (3.61m x 3.05m) Window to rear, radiator.

Outside

Garden



Bedroom Four



12' 0" x 7' 4" (3.66m x 2.24m) Window to front, and radiator.

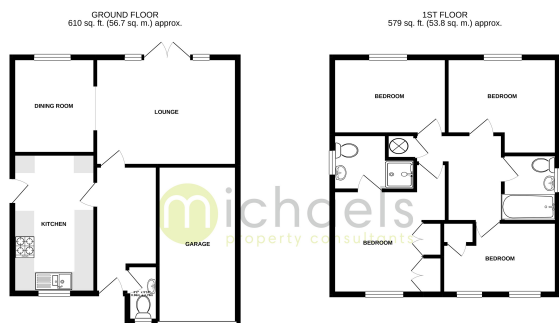


The house benefits from well proportioned garden, its been well maintained and looked after by the current owners. Its enclosed by fencing, and consists of small trees positioned around the boarders, its mainly laid to lawn however there is a small patio area ideal for outside seating arrangements.

To the front of the house there is off road parking for several vehicles as well as a garage with full power and lighting.

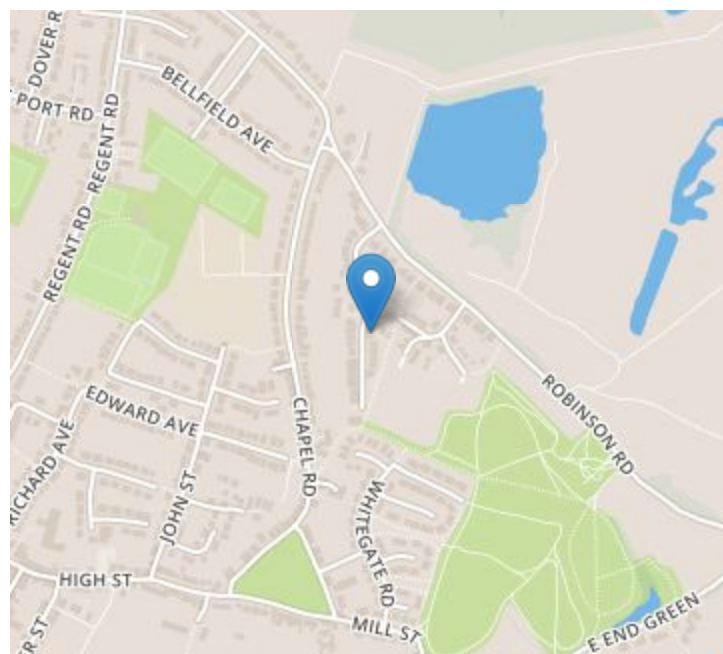
Property Details.

Floorplans

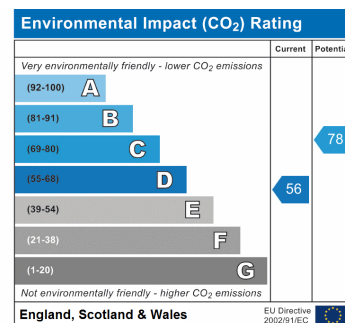
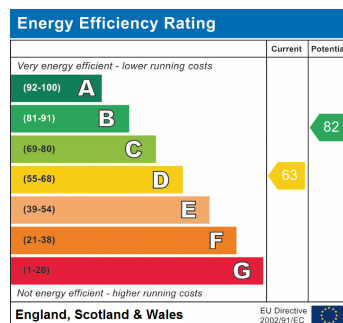


TOTAL FLOOR AREA: 1189 sq. ft. (110.4 sq. m.) approx.
These energy ratings are based on a standard assessment of the property. Measurements of area, volume, mass and any other data are approximate and for informational purposes only. They do not constitute a guarantee of accuracy. The information is provided for your information only and should not be relied upon for any purpose. The information is provided for your information only and should not be relied upon for any purpose. The information is provided for your information only and should not be relied upon for any purpose.

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.