



- Semi Detached Extended Chalet Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Garden Office Studio with Utility Area
- 120ft South-West Facing Garden
- Off Road Parking
- Ground Floor Shower & First Floor Bathroom
- Log Burner & Double Glazed Windows

48 Maltings Road, Brightlingsea, Colchester, Essex. CO7 0RG.

A spacious three double bedroom extended chalet bungalow with an incredible rear garden sitting on a .13 acre plot. A perfect family home. To the ground floor is the third bedroom, shower room, kitchen, dining room, and lounge with log burner. With two bedrooms to the first floor and family bathroom and ample eaves storage. The extremely generous exterior includes off road parking to the front, approximately 120ft rear garden mainly laid to lawn, insulated studio/utility area and summer house with WC. Conveniently located being close by to outstanding schools, local shops, countryside walks, and of course the waterside. Call to view, an early viewing is highly advised. **Guide Price £350,000 - £375,000**



Property Details.

Ground floor

Entrance Hall

UPVC front door, radiator, inset spot lights, and part panelled walls.

Dining Room



12' 0" x 9' 09" (3.66m x 2.97m) Double glazed windows to side and rear, French doors opening onto the rear garden, radiator, inset spot lights and built in storage.

Lounge



17' 5" x 10' 2" (5.31m x 3.10m) Double glazed picture window to rear, radiator and log burner with hearth.

Kitchen



15' 3" x 13' 7" (4.65m x 4.14m) Double glazed window to front, inset lights, UPVC door to side, fitted kitchen including a range of base units/draws, laminate worktop, integrated stainless steel with 1/2 bowl sink, space for range style cooker, fridge/freezer and dish washer.

Reception Room/ Bedroom Three



11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to front, radiator and wardrobe/under stairs storage.

Ground Floor Family Bathroom

Double glazed obscure window to side, radiator, tiled floor, part tiled walls, tiled floor, shower cubicle, low level WC, vanity basin with sink and storage. Plumbing for washing machine.

First Floor

Landing

15' 1" x 5' 6" (4.60m x 1.68m) Eaves storage with boarding, radiator, inset spot lights, Velux windows to side and airing cupboard.

Property Details.

Bedroom One



14' 11" x 11' 0" (4.55m x 3.35m) Double glazed window to rear, radiator and fitted wardrobes.

Bedroom Two



14' 7" x 9' 4" (4.45m x 2.84m) Double glazed window to rear and radiator.

Family Bathroom



Double glazed obscure window to side, and Velux window to side, towel rail, inset spot lights, tiled walls, wall mounted ceiling extractor fan, low level WC, panelled bath with over head shower and wash hand basin.

Outside

Rear Garden & Summer House



A spacious sunny rear garden at approx. 120ft mainly laid to lawn, patio area, mature shrubs and trees with summer house with its own WC -15' 08" x 12' 5" (4.78m x 3.78m)

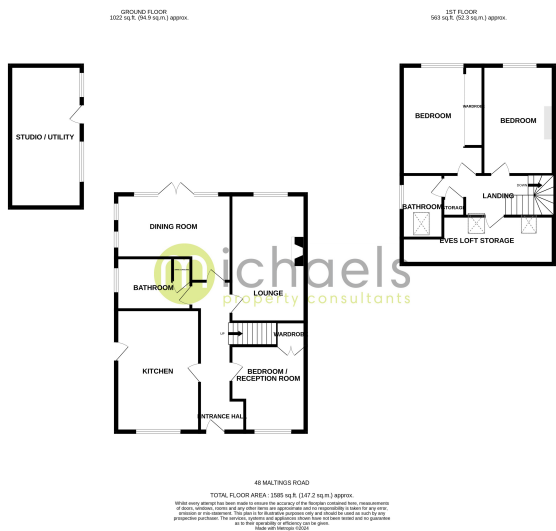
Off Road Parking & Garden Workshop/Studio/Office/Utility Area



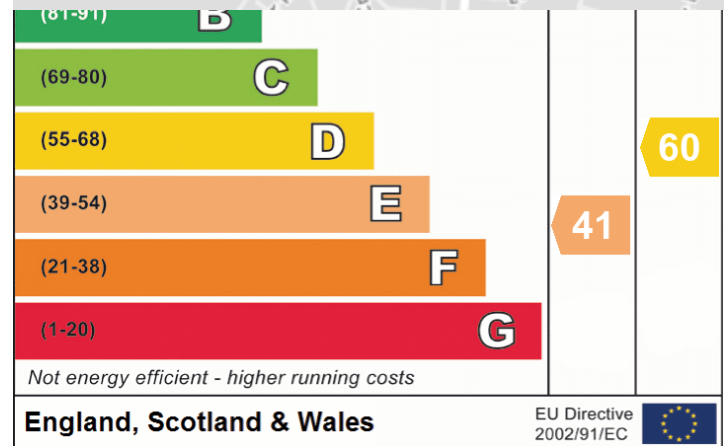
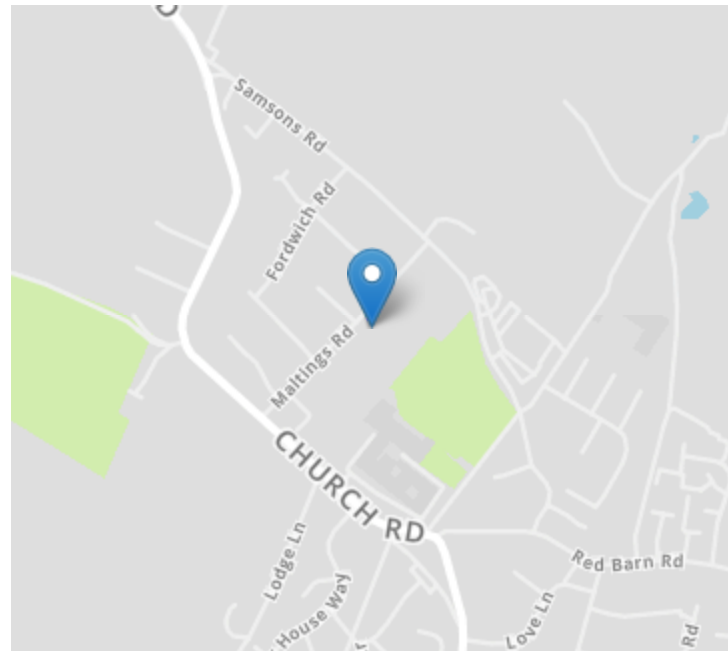
Off road parking via the driveway providing ample off road parking and large side access/storage space leading to the garden workshop/office/studio/utility area - 19' 3" x 9' 0" (5.87m x 2.74m) The building is a converted garage with an insulated ceiling and a floating wooden floor built over the original concrete base and has a utility area with sink and plumbing with space for a washing machine and tumble dryer. The building also has internet access, a certified high-voltage power supply for power tools and a built-in workbench.

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.