



- Detached Family Home
- Two Reception Rooms
- Ground Floor Cloak Room, Family Bathroom & En Suite
- Conservatory
- Modern Fitted Kitchen
- Three Sizeable Bedrooms
- Garage & Ample Off Road Parking
- Well Maintained Rear Garden
- Popular Brightlingsea Location
- Viewing Advised

18 Oysters Reach, Brightlingsea, Colchester, Essex. CO7 0HY.

Nestled in a pleasant cul-de-sac position in Brightlingsea, lies this heavily spacious three bedroom detached family home. The property lies in a prominent position within walking distance to the seafront and many local amenities. The property offers an abundance of key features, including a modern fitted conservatory, dining area, spacious living room, three sizeable bedrooms, family bathroom, ground floor cloak room and ensuite to master bedroom. Outside the property consists of an enclosed rear garden, surrounded by panel fencing with the remainder of the garden laid to lawn with a sun patio area.



Property Details.

Ground Floor

Entrance Hall

Double glazed window to side aspect, stairs rising to first floor, radiator, doors leading too;

Cloak Room

Double glazed obscure window to front aspect, low level WC, pedestal wash hand basin, radiator, tiled walls, tiled flooring, fuse box.

Living Room



14' 10" x 13' 2" (4.52m x 4.01m) Double glazed windows to front and side aspects, radiator, fire surround with electric fire, laminate flooring, access to dining room, T.V and phone points.

Dining Room



11' 10" x 7' 0" (3.61m x 2.13m) Double glazed patio doors giving access to conservatory, under stairs storage cupboard, radiator, laminate flooring, door leading to kitchen.

Kitchen



11' 10" x 8' 0" (3.61m x 2.44m) Double glazed window to rear aspect, door to conservatory, wall mounted wall and base units, cooker hood, cupboard housing gas fired boiler, four ring gas hob and stainless steel sink unit with mixer tap inset to roll edge work surface with cupboards and drawers under, electric oven to remain, tiled splash backs, tiled flooring.

Conservatory

11' 10" x 7' 2" (3.61m x 2.18m) Double glazed windows to side and rear aspects, French doors to side aspect, laminate flooring.

First Floor

Landing

Double glazed window to side aspect, access to loft, airing cupboard, doors leading to;

Bedroom One



12' 3" x 10' 3" (3.73m x 3.12m) Double glazed window to rear aspect, radiator, door leading to en-suite.

Property Details.

En Suite



Double glazed obscure window to side aspect, fully tiled shower cubicle, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, extractor fan, radiator.

Bedroom Two



10' 7" x 8' 3" (3.23m x 2.51m) Double glazed window to front aspect, radiator.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m) Double glazed window to front aspect, radiator.

Family Bathroom



Double glazed obscure window to rear aspect, panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, tiled shower cubicle, tiled walls, tiled flooring, radiator.

Outside



The rear garden has a paved patio area, artificial grass, flower and shrub beds, garden shed to remain, outside tap, door leading to the garage. A purpose built Kennel, currently used for garden storage. The front garden has a block paved driveway providing off street parking and access to garage, shingled beds with flower and shrub borders, outside light.

Garage

Up and over door, eaves storage, power and light connected.

Property Details.

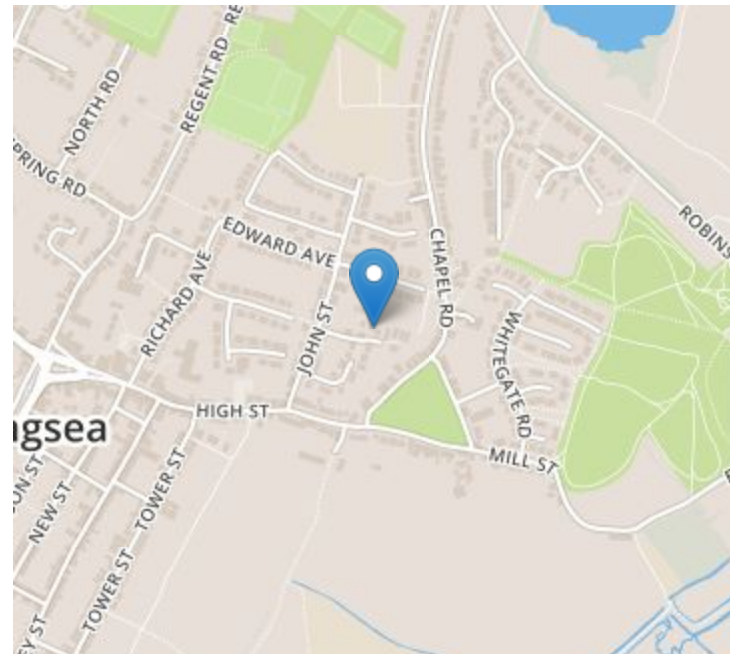
Floorplans



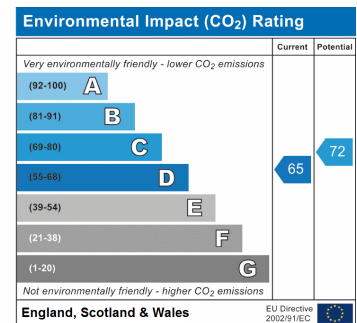
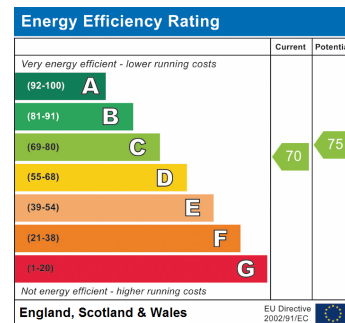
Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.