



- Passive House
- Detached Home Built 2022
- Off Road Parking
- Sought After Area
- Two Double Bedrooms
- Study/ Bedroom 3
- Living Room
- Kitchen/Diner With Island Unit And Integrated Appliances
- No Onward Chain
- EPC Rating B

## Love Lane Cottage, Love Lane, Brightlingsea, Colchester, Essex. CO7 0QQ.

This well presented detached passive house built in 2022 offers fantastic living accommodation located in the popular town of Brightlingsea and sought after residential road Love Lane. It offers access to the towns local shops, pubs, marina, and walking distance to the local secondary school. As well as close proximity to nearby villages with local train stations, a commuter would never be more than a ten minute drive/bus ride from one. Internally this well presented home has an abundance of space to offer, such as two double bedrooms, with a further ground floor bedroom/ study, living room, kitchen/diner, cloak room and family bathroom, also benefiting from underfloor heating. Unique one off build must be viewed.



# Property Details.

## Ground Floor

### Entrance Hall

16' 3" x 9' 6" (4.95m x 2.90m) Composite front door, tiled flooring, understairs storage, stairs to first floor, doors leading to:

### WC

Tiled floor, low level WC, vanity unit basin, low level WC, wall mounted extractor fan.

### Kitchen/ Dining Room



22' 6" x 13' 7" (6.86m x 4.14m) Double glazed window to front, side and French doors to rear, tiled floor, underfloor heating, open plan diner/snug with fitted gloss kitchen including a range of wall and base units, contrasting worktops, integrated sink, oven, fridge/freezer, induction hob, cooker hood, dish washer, space for washing machine.

## Living Room



20' 11" x 12' 4" (6.38m x 3.76m) Double glazed window to side, rear, under floor heating.

## Bedroom Three/ Study



Double glazed window to side, underfloor heating.

# Property Details.

## First Floor

### Bedroom One



13' 09" x 13' 05" (4.19m x 4.09m) Double glazed window to side, radiator, eaves storage.

### Bedroom Two



13' 2" x 10' 10" (4.01m x 3.30m) Feature window to side and Velux's windows to front, radiator, eaves storage.

## Family Bathroom



Velux window to rear, tiled floor, part tiled walls, towel rail, panelled bath, wash hand vanity basin low level WC, panelled bath, corner shower cubicle.

## Outside

### Rear Garden



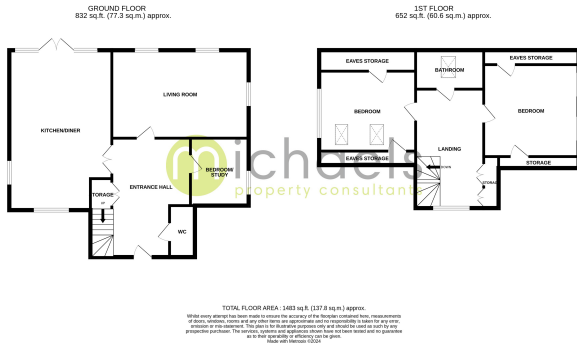
A low maintenance rear garden laid to patio, garden shed, side access to driveway, retained by fencing.

### Off Road Parking

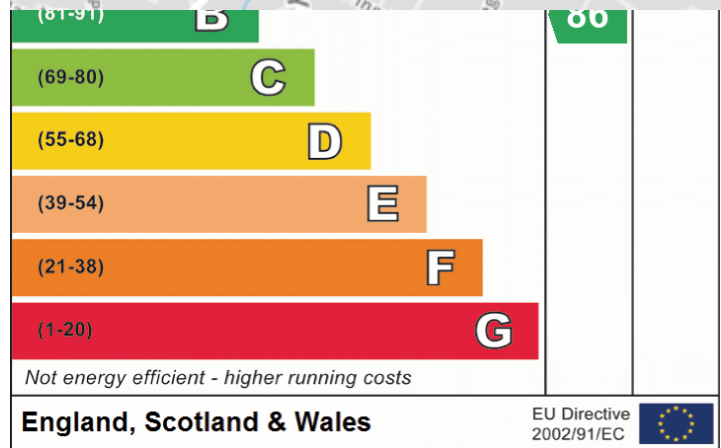
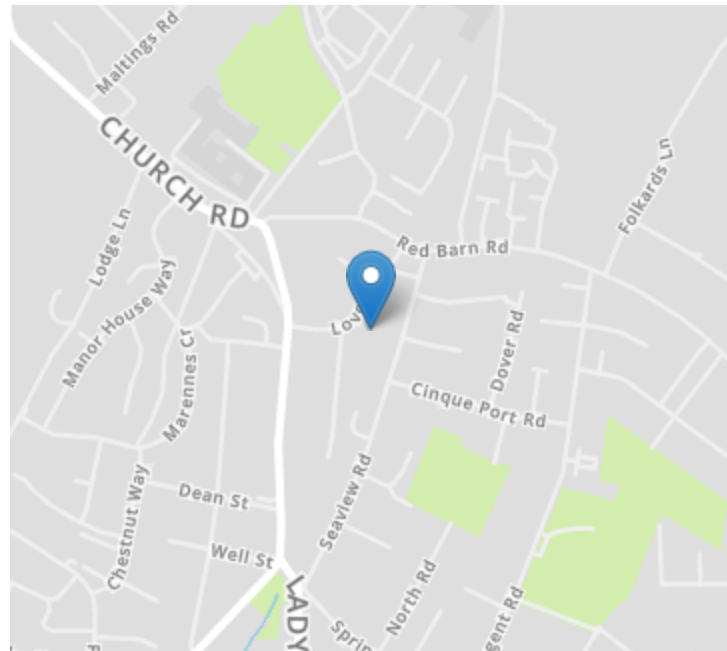
Off road parking via the driveway laid to paving.

# 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.