



- Detached House
- Four Bedrooms
- Double Garage & Parking
- Vaulted Window Feature To The First Floor
- Stunning Views Of Marshland And Estuary
- Self Contained Annex
- Modern Living Accommodation
- Two En Suite Bathrooms & Family Bathroom
- Recently Refurbished Throughout
- Walking Distance Of High Street

Call to view 01206 820999



## 42 Mill Street, Brightlingsea, Colchester, Essex. CO7 0EL.

A family home that is rarely available with enviable views, this spacious four bedroom detached house offers versatile accommodation split over several levels and being ideal for a self contained annex to the ground floor including kitchenette / utility, bedroom, living room, and shower room all recently refurbished throughout, leading to the integral garage, the 1st & 2nd floor also consist of a further three bedrooms, family bathroom & en-suite, kitchen, dining room and living room. Situated within walking distance of popular countryside walks, Hurst Green and Town Centre. Viewing highly advised to fully appreciate what this property has to offer.



# Property Details.

## Ground Floor

### Kitchenette/ Utility



Inset lights, radiator, fitted kitchen and utility including a range of wall and base modern fitted units, wood effect worktop, induction hob, stainless steel sink, space for dishwasher, integrated washing machine and tumble dryer, UPVC door to side.

### Annex Living Room/ Family Room



11' 5" x 11' 0" (3.48m x 3.35m) Inset spot lights, radiator, oak doors, storage cupboard housing water softer, currently used as family games room.

### Annex Bedroom/ 4th Bedroom



11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window to rear, inset spot lights.

### En Suite Shower Room

Inset spot lights, double glazed window to side, inset spot lights, shower enclosure with tiled walls hang vanity unit, low level WC, wall hung LED mirror with shaver point, fitted wardrobes.

## First Floor

### Landing

Stairs leading to ground floor and first floor, storage cupboard, doors leading to:

### Kitchen



11' 6" x 10' 06" (3.51m x 3.20m) Double glazed window to side, inset spot lights, radiator, fitted modern kitchen including a range of wall and base units, laminate worktop, integrated stainless steel sink, Siemens double oven, Bosch dish washer, fridge/freezer, induction hob, hot water tap, open plan onto the dining room.

### Dining Room

11' 0" x 8' 8" (3.35m x 2.64m) Vaulted ceiling creating a breath taking view over the estuary and marshes, vertical radiators, patio door to balcony and steps to the rear garden.

# Property Details.

## Living Room



14' 5" x 11' 5" (4.39m x 3.48m) Window to rear, radiator, log burner with tiled hearth.

## Bedroom



12' 8" x 10' 6" (3.86m x 3.20m) Double glazed window to front, radiator, fitted wardrobes.

## Bedroom



12' 4" x 7' 11" (3.76m x 2.41m) Double glazed window to front, radiator and fitted wardrobes.

## Family Bathroom

Double glazed window to side, inset spot lights, towel rail, part tiled walls, low level WC, vanity unit, panelled bath.

## Second Floor

### Bedroom



15' 4" x 12' 8" (4.67m x 3.86m) Double glazed window to rear and Velux window with inset fitted electric blinds over looking marsh land and estuary .

### En Suite

Double glazed window to rear, radiator, shower enclosure WC, vanity unit, storage cupboard, tiled walls.

## Outside

### Garages & Off Road Parking

Off road parking to the front creating parking, side access to the garden, Two garages one of which has been reduced in size to create further living space. Both garages have electric doors and power.

### Rear Garden



Mainly laid to artificial grass, decking area, retained by planted boarder privacy fencing and brick wall, side access to the frontage.

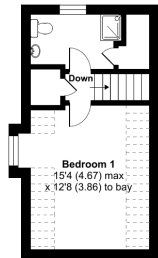
# Property Details.

## Floorplans

### Mill Street, Brightlingsea, Colchester, CO7

Approximate Area = 1531 sq ft / 142.2 sq m  
Limited Use Area(s) = 66 sq ft / 6.1 sq m  
Garages = 292 sq ft / 27.1 sq m  
Total = 1889 sq ft / 175.4 sq m

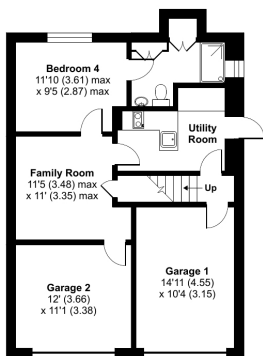
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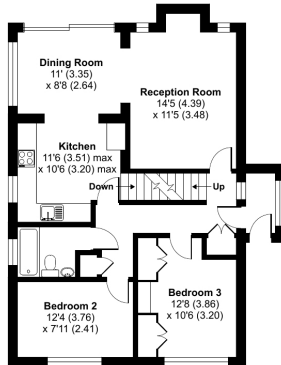
SECOND FLOOR



Denotes restricted head height



GROUND FLOOR

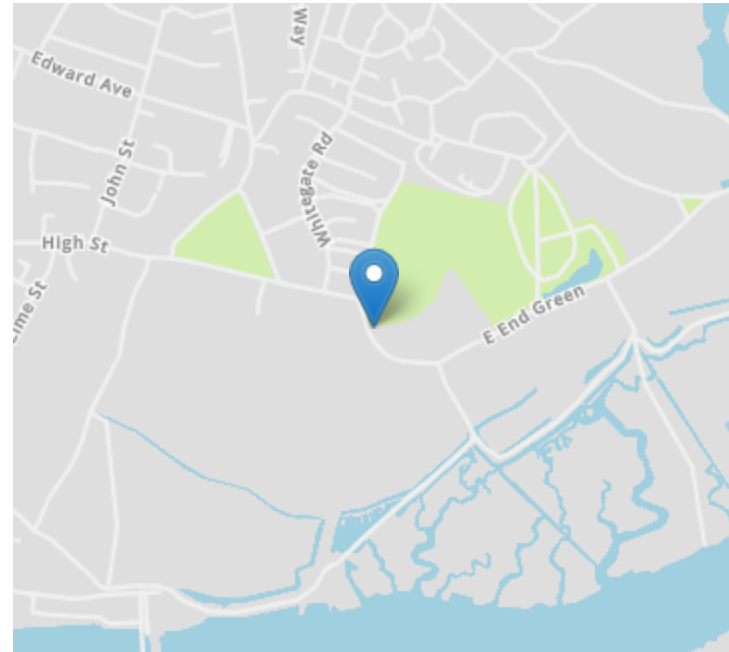


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Michaels Property Consultants. REF: 1038351

## 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.

