



- Four Bedroom Detached Family Home
- Off Road Parking & Garage
- Ground Floor Cloak Room & Family Bathroom
- En Suite
- Conservatory
- Well Presented And Maintained Throughout
- Close To Schools & Shops
- Beautiful Garden

4 Bateman Road, Brightlingsea, Colchester, Essex. CO7 0SG.

This well positioned four bedroom detached house is ideal for a growing family. Located in the popular town of Brightlingsea, it offers access to the town's 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 just over ten minutes away from one of these stations. Internally this well presented home has an abundance of space to offer, such as four double bedrooms, en suite and family bathroom, large living room and dining room and a newly updated kitchen, and more. Early inspections are essential.



Property Details.

Ground floor

Hallway

5' 8" x 15' 3" (1.73m x 4.65m) Radiator, staircase to first floor, open area under stairs and doors to;

Kitchen/Breakfast Room



12' 5" x 8' 0" (3.78m x 2.44m) Range of fitted eye and low level storage units with work surface over, inset sink, fitted electric oven with gas hob and extractor over, tiled splashbacks, radiator, space for dishwasher and washing machine, double glazed window to front and archway through to:

Utility Room

4' 5" x 5' 0" (1.35m x 1.52m) Space for free standing fridge/freezer, part panel and glazed door to the rear garden.

Living Room



13' 10" x 13' 6" (4.22m x 4.11m) Feature open fireplace, two radiators, double glazed window to rear and double glazed sliding patio doors to the Conservatory and double doors open into the dining room;

Dining Room



8' 0" x 10' 11" (2.44m x 3.33m) Radiator, double glazed window to rear.

Conservatory



13' 2" x 9' 8" (4.01m x 2.95m) Tiled flooring, double opening doors to the rear garden.

Cloakroom

Wash hand basin and a low-level W/C, radiator, extractor fan.

First Floor

Landing

Access to loft space, built in airing cupboard, doors to;

Property Details.

Master Bedroom



13' 6" x 12' 9" (4.11m x 3.89m) Radiator, double glazed window to rear and door to En suite

En Suite



Fitted shower cubicle, pedestal wash hand basin and a low-level W/C, radiator, extractor, double glazed window to side.

Bedroom Two



12' 9" x 8' 6" (3.89m x 2.59m) Window to rear, radiator, and built in wardrobe.

Bedroom Three

10' 10" x 7' 3" (3.30m x 2.21 m) window to front, radiator and built in wardrobe.

Bedroom Four

7' 9" x 8' 5" (2.36m x 2.57m) Window to front, radiator and built in wardrobe.

Bathroom

Panelled bath, pedestal wash hand basin and a low-level W/C, tiled splashbacks, extractor, radiator, double glazed obscure window to side.

Outside

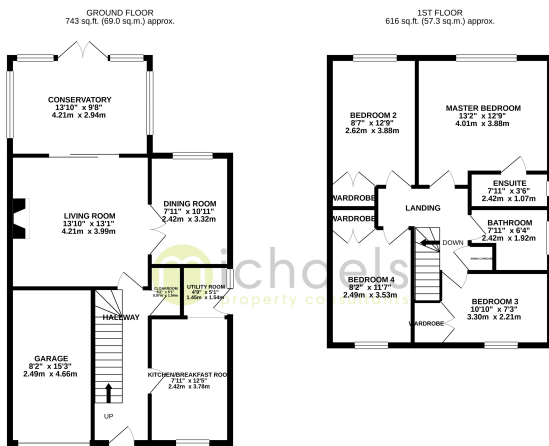
Garden



The front garden is block paved which provides off road parking for up to three vehicles, also providing access to the single garage. Gated side access to either side leads to the rear garden where there is a paved patio beyond which the garden is laid to lawn. The owners take great care in the garden and have created a wonderful space filled with attractive plants, small trees, a wealth of shrubs, as well as space for a hot tub. Imbedded in the patio area there is a sunken fire pit and a brick built BBQ, a space for a built in fridge.

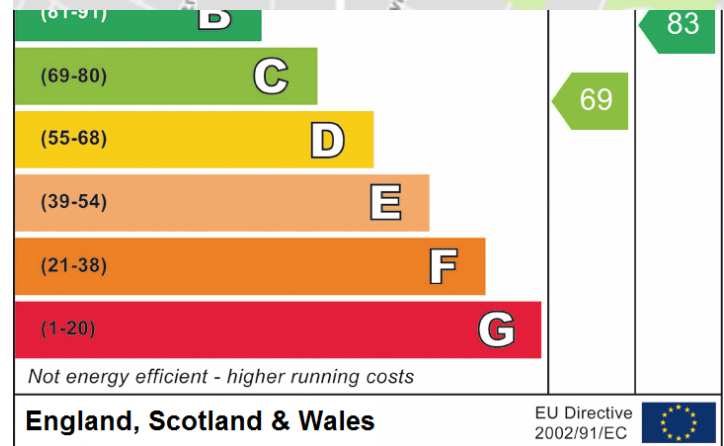
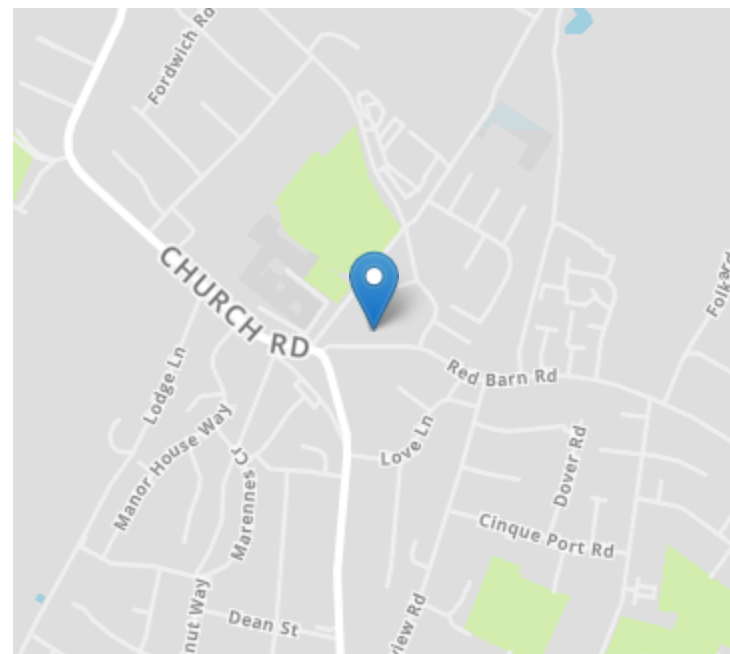
Property Details.

Floorplans



TOTAL FLOOR AREA: 1359 sq ft (125.3 sq m) approx.
These floor plans are based on measurements taken on site. They are not intended to be used for legal purposes. They are provided for information only and should not be relied upon for the purchase of a property. They are not intended to be used for any other purpose. They are provided as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. See the full conditions of sale for more details. Plans may vary slightly from those shown.

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.