



- Modern Two Bedroom Home
- Mid Terrace
- South Facing Rear Garden
- Seaviews
- NHBC Warranty Remaining
- Hopkins Homes Build
- Close By To Local Schooling & Amenities
- Two Parking Spaces

### 16 Middleton Mews, Brightlingsea, Colchester, Essex. CO7 0FZ.

A rare opportunity to acquire this modern well presented two bedroom mid terraced home within Hopkins Homes Colne Meadow in Brightlingsea. The property benefits from a Seaview along with the living accommodation that includes two double bedrooms, family bathroom, entrance hall, cloakroom, living room, kitchen and two allocated off-road parking spaces plus a south facing garden. Benefiting from the remainder of a ten year NHBC warranty. Situated within easy reach of good schools, shops, local amenities and of course Brightlingsea seafront, beach front and marina. Arrange your viewing today on this ready to move in home.





# Property Details.

## Ground Floor

### Entrance Hall



With stairs to first floor, LVT flooring and doors to.

### WC



LVT flooring, radiator, close coupled WC, pedestal wash hand basin.

### Kitchen



10' 6" x 8' 0" (3.20m x 2.44m) Tiled flooring, kick panel heater, window to front, a range of fitted units and drawers with worktops over, matching eye level units, tiled splashbacks, fitted oven, inset hob, chimney style extractor and space and plumbing for appliances.

### Living/Diner



12' 3" x 14' 0" (3.73m x 4.27m) Window to rear, door to rear garden, large understairs storage cupboard, LVT flooring, radiator.

## First Floor

### Landing

Radiator, airing cupboard, loft access and doors to.

# Property Details.

## Bedroom One



12' 0" x 10' 8" (3.66m x 3.25m) Window to rear with views over the garden to the sea in the distance, fitted double wardrobe and radiator.

## Bedroom Two



10' 6" x 6' 8" (3.20m x 2.03m) Window to front, radiator.

## Bathroom



Window to front, panel bath with shower and screen, tiled floor, pedestal wash hand basin, close coupled WC, tiled splashbacks, heated towel rail.

## Outside

### Rear Garden



All enclosed by panel fencing with patio area and mainly laid to lawn, gated access to rear.

### Allocated Parking

Two allocated parking spaces available with this property adjacent to the garden.

