



- Three Bedroom Semi Detached House
- Garage & Off Road Parking For Three Cars
- South Facing Garden
- 10 Year NHBC Warranty
- 2 Year Hopkins Homes Guarantee
- Family Bathroom & En Suite
- Cloakroom
- Modern Living
- Flooring Included Throughout
- No Onward Chain

## 50 Middleton Mews, Brightlingsea, Colchester. CO7 0FZ.

A rare opportunity to acquire this brand new beautifully presented semi-detached home within Hopkins Homes Colne Meadow in Brightlingsea. Living accommodation includes three first floor bedrooms, en-suite to master and built-in wardrobe, family bathroom, entrance hall, cloakroom, living room, kitchen/diner, south facing garden, garage and off-road parking. Benefiting from a ten year NHBC warranty, pre installed fibre optic broadband and also a Hopkins Homes two year guarantee to the new owners. This stunning property has been upgraded to include floorings throughout and is 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 into new build offered for sale with no onward chain.





# Property Details.

## Ground Floor Accommodation

### Entrance Hall

16' 04" x 3' 02" (4.98m x 0.97m) Composite front door opening onto the hall, stairs to first floor with under stairs storage, radiator, wall mounted heating thermostat, smoke alarm, doors leading to:

### Cloakroom

6' 0" x 2' 10" (1.83m x 0.86m) Double glazed frosted window to side, radiator, wall mounted fan, low level WC, wash hand pedestal basin, with tiled splash back.

### Living Room



15' 08" x 11' 0" (4.78m x 3.35m) Double glazed window to the front, radiator, tv point, French doors opening onto the dining area.

## Kitchen/Dining Room



17' 06" x 8' 10" (5.33m x 2.69m) Double glazed window to rear, French doors opening onto the rear garden, fitted kitchen includes, shaker style wall and base units, tiled splash back, oak work surfaces, integrated stainless steel one and half bowl sink, Neff appliances including, gas hob, oven, over head fan, space for washing machine, dish washer and fridge freezer.

## First Floor Accommodation

### Landing

7' 01" x 12' 0" (2.16m x 3.66m) Double glazed window to the side, airing cupboard, doors leading to:

### Bedroom One



11' 11" x 10' 4" (3.63m x 3.15m) Double glazed window to rear, radiator, fitted wardrobe, space for double bed, door to En-suite.

# Property Details.

## En-Suite



7' 04" x 4' 05" (2.24m x 1.35m) Vinyl tile floor, radiator, extractor fan, shower cubicle with bi-folding shower door.

## Bedroom Two



10' 03" x 9' 06" (3.12m x 2.90m) Double glazed window to front, radiator, space for double bed, views onto field.

## Bedroom Three



7' 02" x 8' 10" (2.18m x 2.69m) Double glazed window to rear, radiator, views onto rear garden.

## Family Bathroom



6' 0" x 7' 07" (1.83m x 2.31m) Double glazed window to front, radiator, white suite including panelled bath with wall mounted hand rail, low level WC, part tiled walls.

## Outside & Parking

### Garage & Parking

Allocated parking to the rear of the property, including garage.

### Garden

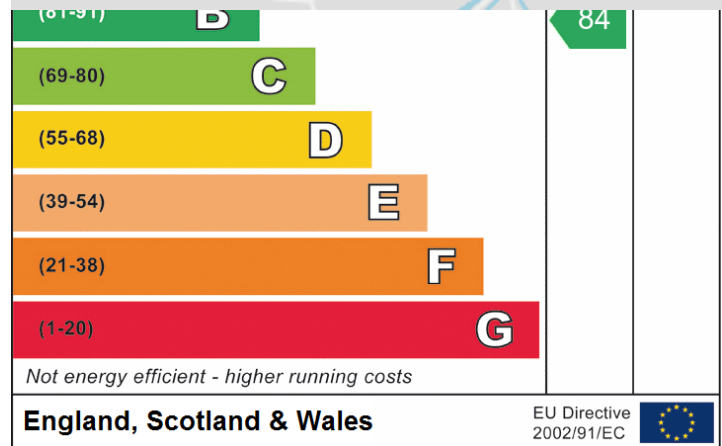
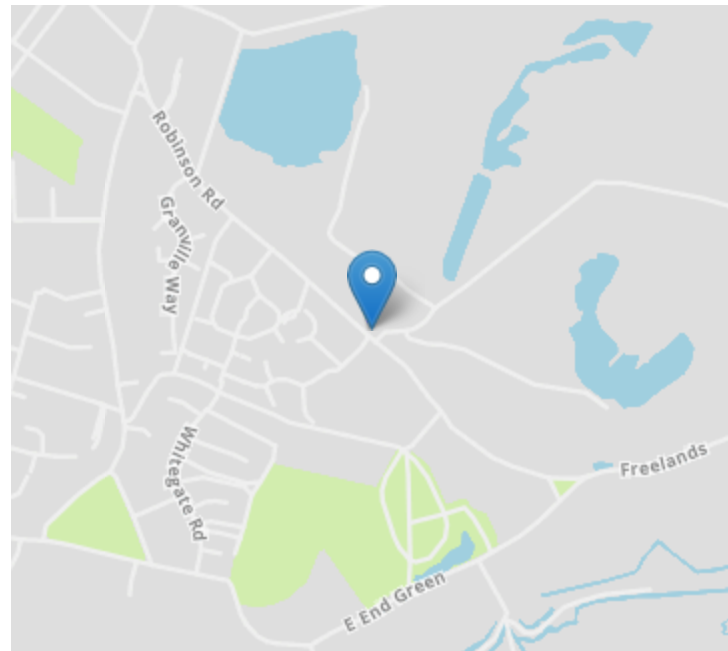


The front garden includes a grassed area, foot path to the front entrance retained by a bark boarder, the rear garden is a blank canvas ready for the new owner to landscape. Retained by privacy fencing, foot path leading to the rear gate for the parking and garage.

# 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.