



- Four/ Five Bedrooms
- Living Accommodation and Shower Room To The Ground Floor
- Lounge & Living Room
- Family Bathroom & En Suite to Master
- Generous Rear Garden & Garage
- Partial Sea Views
- West Facing Rear Garden
- Detached Home

## 21 Upper Park Road, Brightlingsea, Colchester, Essex. CO7 0JP.

A beautifully presented and spacious 4/5 bedroom family detached home with large garage and off road parking positioned in this sought after road moments away from the marina, beach and the local schools. This family home has only been owned by the current occupiers and is ideal for any growing family or people needing extra accommodation to the ground floor with the added benefit of a shower room and bedroom also benefiting from large integral garage, kitchen overlooking the west facing garden, lounge, and living room. The first floor is just as generous as the ground floor including four bedrooms, En-Suite and family bathroom. The well-established rear garden and frontage completes the property. Call the sales team to arrange your viewing.





# Property Details.

## Ground Floor

### Entrance

13' 06" x 6' 10" (4.11m x 2.08m) UPVC front door opening onto the hall, radiator, stairs to the first floor, under stairs storage, doors leading to:

### Lounge



15' 10" x 14' 10" (4.83m x 4.52m) Double glazed window to front, two radiators, views onto the front aspect of the property, French doors opening onto:

### Family Room/ Diner



20' 07" x 9' 11" (6.27m x 3.02m) Double glazed window feature circle window to the side, UPVC French doors opening onto the rear garden, radiator, spacious room offering open plan living.

## Kitchen



11' 09" x 9' 11" (3.58m x 3.02m) Double glazed window to the rear, UPVC door opening onto the rear garden, a range of fitted base units, draws and wall units, laminate worktop surfaces, part tiled walls, integrated sink with drainer, oven and Neff gas hob, over head cooker fan, space for under counter fridge and dishwasher.

## Ground Floor Bedroom/Reception



12' 03" x 7' 10" (3.73m x 2.39m) Double glazed window to the rear, radiator, current owners have previously used this room as a bedroom.

## Ground Floor Shower Room

8' 11" x 4' 10" (2.72m x 1.47m) Double glazed obscured window to the side, radiator, inset spot lights, low level WC, wash hand pedestal basin, shower cubicle tiled splash back, part tiled walls.

## First Floor

### Landing

Access to loft hatch, the loft is part boarded, insulated and has a built in loft ladder. Door to airing cupboard.

# Property Details.

## Bedroom One



13' 05" x 12' 0" (4.09m x 3.66m) Double glazed window to rear with partial sea views, radiator, fitted wardrobes, door to En-Suite.

## En-Suite



8' 05" x 6' 0" (2.57m x 1.83m) Double glazed obscured window to the front, radiator, low level WC, wash hand pedestal basin, shower cubicle with tiled splash back.

## Bedroom Two



15' 09" x 12' 02" (4.80m x 3.71m) Double glazed window to front, radiator, two sets of fitted wardrobes.

## Bedroom Three

12' 0" x 9' 09" (3.66m x 2.97m) Double glazed window to rear, radiator, partial sea views.

## Bedroom Four

9' 11" x 9' 0" (3.02m x 2.74m) Double glazed window to the front, radiator.

## Family Bathroom



9' 09" x 7' 01" (2.97m x 2.16m) Two obscured double glazed windows to rear, radiator, part tiled walls, low level WC, wash hand pedestal basin, panelled bath with over head shower.

## Outside

### Front

A generous frontage offering ample off road parking via the block paved driveway, garage with electric door ( the garage also houses a wall mounted boiler, and power and integral door into the property) side access to the rear of the property, retained by low level gates.

### Rear Garden



A well established mature garden mainly laid to lawn, with various trees shrubs and plants, the garden also includes a fish pond, green house, two sheds, summer house with power and a generous patio area.



# Property Details.

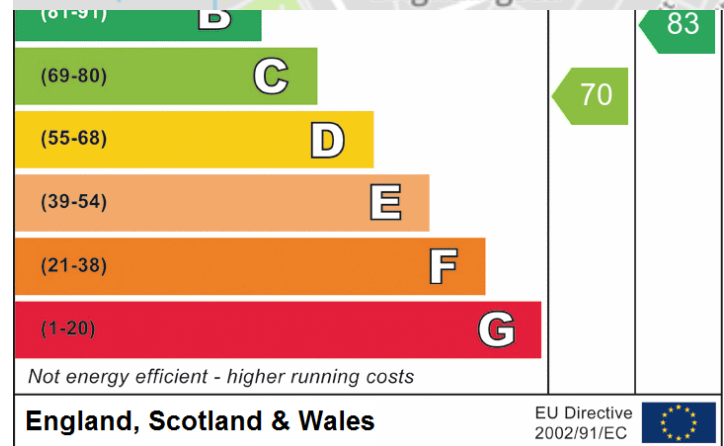
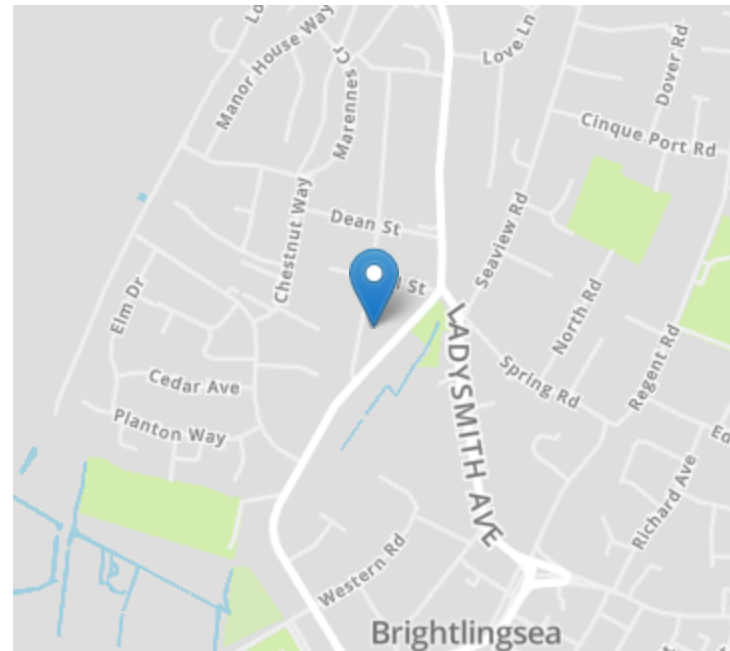
## Floorplans



TOTAL FLOOR AREA: 1919 sq ft. (178.3 sq m.) approx.

When using energy ratings, please refer to the Energy Rating Guide. Measurements of areas, volumes, floor areas and other data are approximate and for information only and are not intended to be used for any purpose other than that for which they are provided. The accuracy of the information is not guaranteed. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.

## 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.