



- Charm and Character
- Four Bedrooms
- Ample Off Road Parking
- Detached Cottage Style
- Great Garden
- Log Cabin With Sauna

## 2 The Grove, Church Road, Brightlingsea, Colchester, Essex. CO7 0QX.

A charming and character filled home in this wonderful position within easy reach of the Colne school and local amenities. Filled from top to bottom with original features and good flexible space this property originally started life as two cottages and retains some of the wonderful timbers and studwork and fireplace. On the first floor there are four bedrooms, downstairs a snug, living room, dining room, garden room, kitchen, utility and luxury bathroom. Outside there is plenty of parking, a great garden and log cabin with fitted sauna, call to view.



# Property Details.

## Ground Floor

### Snug

11' 4" x 10' 10" (3.45m x 3.30m) Windows to front and side, wood flooring, exposed studwork and timbers, radiator and open to.

### Living Room



19' 0" x 12' 5" (5.79m x 3.78m) Window to front, window to side, feature window to front, wood flooring, stairs to first floor, radiator, large open fireplace with log burning stove inset, exposed timbers and studwork, door to.

### Inner Hall

With doors to dining room, utility room, bathroom.

### Dining Room



10' 4" x 7' 10" (3.15m x 2.39m) French doors to garden, tiled floor, feature radiator, open to garden room and kitchen.

## Kitchen



7' 8" x 7' 5" (2.34m x 2.26m) Window to side, tiled floor, a range of fitted units and drawers, worktops with inset sink and gas hob, matching eye level units, tiled splash backs, fitted oven and extractor, space for dishwasher.

## Garden Room



10' 6" x 9' 10" (3.20m x 3.00m) Tiled floor and windows to rear.

## Utility Room

7' 6" x 6' 6" (2.29m x 1.98m) Door to garden, fitted units and spaces for appliances.

# Property Details.

## Bathroom



10' 2" x 9' 5" (3.10m x 2.87m) Fully travertine tiled , slipper bath, walk in shower, vanity wash hand basin, window to rear, close coupled WC.

## First Floor

### Landing

Doors to.

### Bedroom



11' 5" x 10' 9" (3.48m x 3.28m) Windows to front and side, fitted wardrobes, radiator.

## Bedroom



10' 2" x 7' 11" (3.10m x 2.41m) Two windows to front, fitted wardrobe, fitted airing cupboard.

## Bedroom

10' 0" x 7' 5" (3.05m x 2.26m) Window to rear, radiator, fitted wardrobe.

## Bedroom

9' 0" x 7' 6" (2.74m x 2.29m) Window to rear, radiator.

## Outside

### Parking

A generous printed driveway with off road parking and gated side access.

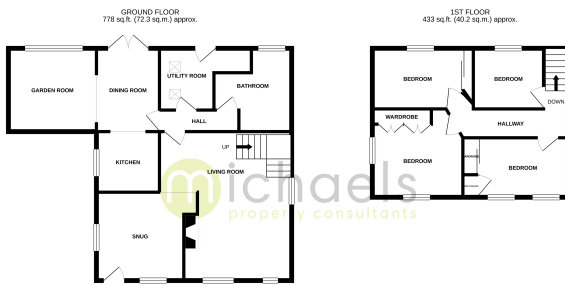
### Garden



Printed patio area, lawn area, various shrubs and plants, enclosed by panel fencing, garden shed, log cabin with fitted electric sauna.

# Property Details.

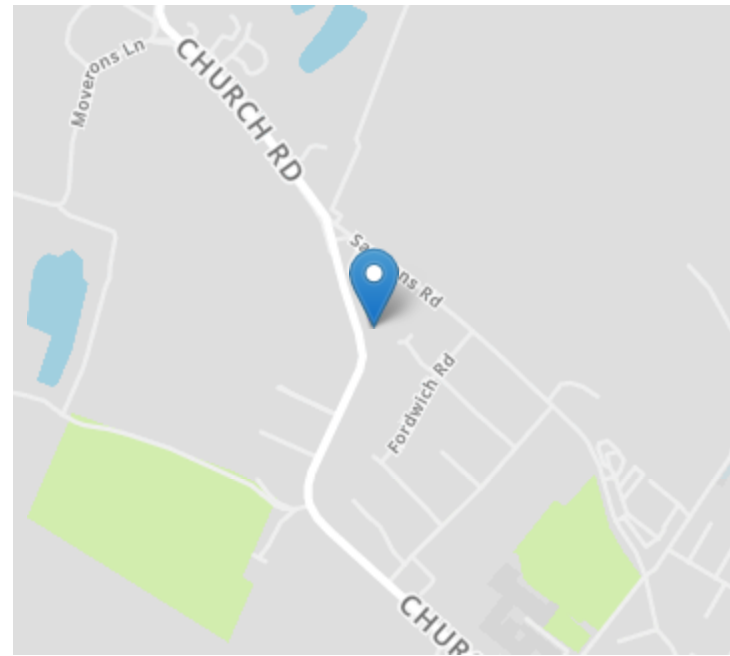
## Floorplans



TOTAL FLOOR AREA: 1211 sq ft (112.5 sq m) approx.

These plans are provided for information only and do not constitute an offer of any financial product. The information is intended to provide a general overview of the property and is not intended to be relied upon for any specific purpose. The information is provided on an 'as is' basis and is subject to change without notice. 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



## 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.