



- Beautifully Presented
- Detached Family Home
- Four Bedrooms
- En-Suite To Master
- Garage And Parking
- Modern Throughout

10 Granville Way, Brightlingsea, Colchester, Essex. CO7 0SY.

A beautifully Presented detached family home in this sought after cul-de-sac and offering good accommodation throughout. On the ground floor there is a cloakroom, living room, modern kitchen open to dining room, garage, ample parking and wonderful rear garden. On the first floor there are four bedrooms with en-suite to master and a family bathroom. Brightlingsea offers good local amenities, great schooling and of course the marina and waterfront as well as the ability to walk to the beach in just 15 minutes. Please call for further details.



Property Details.

Ground Floor

Entrance Hall

Wood flooring, radiator, stairs to first floor with cupboard and storage area under, doors to.

Cloakroom

Window to front, close coupled WC, wash hand basin, radiator, tiled splashback.

Lounge



14' 10" x 11' 3" (4.52m x 3.43m) Patio doors to rear, radiator, TV point.

Kitchen



14' 9" x 8' 8" (4.50m x 2.64m) Vinyl flooring, radiator, windows to front and side, fitted units with worktops over, inset sink and drainer, integrated dishwasher, integrated washing machine, space for cooker with extractor over, space for fridge/freezer, matching eye level units, tiled splashbacks, phone point, breakfast bar area, open to dining room.

Dining Room



10' 0" x 8' 8" (3.05m x 2.64m) French doors to garden, radiator, vinyl flooring.

First Floor

Landing

Loft access, airing cupboard, doors to.

Bedroom One



11' 9" x 11' 3" (3.58m x 3.43m) Window to front, radiator, dado rail, fitted wardrobes, door to.

Property Details.

En-Suite



Window to side, tiled floor, tiled walls, radiator, close coupled WC, pedestal wash hand basin, shower cubicle.

Bedroom Two



11' 10" x 10' 1" (3.61m x 3.07m) Window to rear, radiator.

Bedroom Three

12' 0" x 10" (3.66m x 2.44m) Window to rear, radiator.

Bedroom Four

12' 0" x 7' 5" (3.66m x 2.26m) Two windows to front, radiator, fitted cupboard over stairs.

Bathroom



Window to side, panel bath, pedestal wash hand basin, close coupled WC, heated towel rail, tiled floor and walls.

Outside

Rear Garden



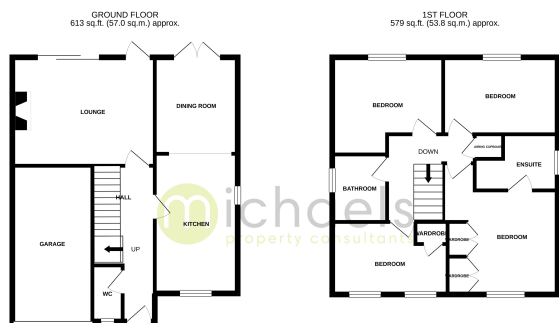
Mainly laid to lawn, patio area, Pergola, two garden sheds, small garden pond, gated side access, all enclosed by panel fencing.

Garage and Parking

Electric roller garage door to front, power and light connected. Block pave driveway providing ample off road parking.

Property Details.

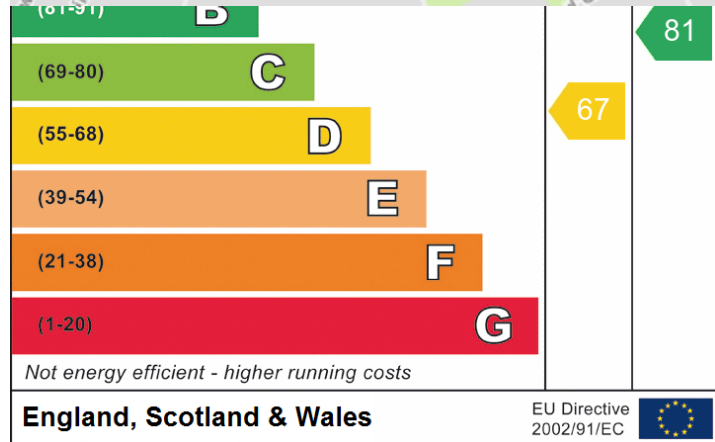
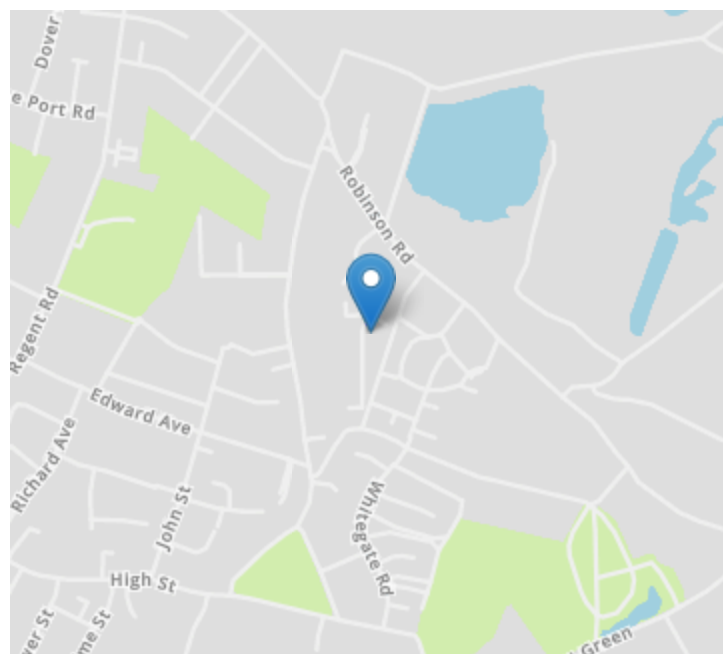
Floorplans



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.

These floor plans are based on the information provided by the seller. The seller has 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.

Location



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