



**Walmer Close, Brightlingsea, Colchester, CO7 0PE**

**welcome to**

**Walmer Close, Brightlingsea, Colchester**

BEAUTIFULLY PRESENTED AND SPACIOUS DETACHED BUNGALOW situated in this popular seaside town which benefits from cafes, pubs, restaurants, supermarkets, shops and amenities, as well as Brightlingsea Primary School & Nursery, Colne Community School & the popular LIDO outdoor pool.



**Early viewing is advised of this lovely detached home situated in the popular seaside town of Brightlingsea, offering excellent access to amenities and coastal walks.**

**Accommodation comprises entrance hall, living room with doors through to a spacious conservatory/dining room, kitchen, three good size bedrooms, modern en suite shower room to master bedroom and family bathroom.**

**Externally there is driveway parking, a garage and attractive south facing rear garden.**

**Entrance Door To:**

#### **Entrance Hall**

Carpet, built-in cupboard, radiator, doors to:

#### **Lounge**

14' 3" x 13' 11" ( 4.34m x 4.24m )

Upvc double glazed windows and French doors to rear leading to Conservatory, radiator, carpet, feature fireplace.

#### **Conservatory / Dining Room**

22' 2" x 10' 6" ( 6.76m x 3.20m )

Upvc double glazed and brick construction with doors to side leading to the garden, tiled floor, radiator.

#### **Kitchen**

10' 3" max x 9' 9" max ( 3.12m max x 2.97m max )

Range of modern matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, integrated eye level double oven, inset gas hob with extractor over, built-in fridge/freezer, spaces for washing machine and dishwasher, tiled floor, radiator, upvc double glazed window and door to rear giving access to Conservatory.

#### **Bedroom One**

12' 2" max x 11' 1" max ( 3.71m max x 3.38m max )

Upvc double glazed window to rear, carpet, radiator, built-in wardrobes, door to:

#### **En Suite**

Modern suite comprising tiled shower cubicle, bowl style wash hand basin and w.c., heated towel rail, upvc double glazed window to side.

#### **Bedroom Two**

11' 7" max into wardrobe x 8' 8" ( 3.53m max into wardrobe x 2.64m )

Upvc double glazed window to front, radiator, carpet, built-in wardrobes to one wall.

#### **Bedroom Three**

11' 5" x 7' 10" ( 3.48m x 2.39m )

Upvc double glazed window to front, radiator, carpet.

#### **Family Bathroom**

Modern white suite comprising panel enclosed baths, low level w.c. and wash hand basin set into vanity unit with cupboard below, part tiled walls, tiled floor, heated towel rail, upvc double glazed window to front.

#### **Outside**

There is a driveway providing off road parking and giving access to the Garage.

The attractive south facing garden commences with patio area, the remainder being laid to lawn with mature shrubs and trees, enclosed by fencing.



Total floor area 101.7 m<sup>2</sup> (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Walmer Close, Brightlingsea, Colchester

- Beautifully Presented Detached Bungalow
- Spacious Living Accommodation
- Three Good Size Bedrooms
- En Suite & Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Popular Seaside Town

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£400,000**



### directions to this property:

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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