

**Silcott Street
Brightlingsea
CO7 0DS**

Guide Price £350,000 - £375,000

Freehold

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- **CHARACTER THREE BEDROOM DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **24ft BEAUTIFUL KITCHEN/FAMILY ROOM**
- **TWO BATHROOMS**

- **LOWER BRIGHTLINGSEA JUST MINUTES WALK TO BEACH AND SHOPS**
- **GARDEN ROOM/OFFICE**
- **POTENTIAL FOR OFF ROAD PARKING**
- **WORKSHOP (FORMER GARAGE)**
- **MANY CHARMING FEATURES INC LOG**

CHARMING DETACHED THREE DOUBLE BEDROOM, TWO BATHROOM VICTORIAN FAMILY HOME JUST MINUTES WALK TO THE SEAFRONT AND SHOPS

Guide Price £350,000 - £375,000.

Beautifully presented and lovingly cared for and updated by current owners, this traditional home offers an abundance of features including stripped floors, doors and two log burners. The stylish kitchen opens up into a family room which is flooded with natural light.

Working from home? Look no further than the Garden Room/Office which is currently used as a yoga room and is a brilliant addition to the property.

A pretty and fully stocked SOUTH FACING rear garden along with workshop (former garage) and potential PARKING to the rear (which is a rare find in Lower Brightlingsea) completes this characterful home.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Front door leading through to Entrance hallway ideal for boot/cloaks storage. Entrance door:

DINING ROOM

12' 0" from fireplace x 12' 2" (3.65m x 3.71m)

Double glazed french doors to the rear enabling access to courtyard garden. Storage space under stairs, fitted alcove shelving and cupboards either side of open feature fireplace. (Please note that the chimney has been capped). Stairs to first floor landing, doors to:

LOUNGE

13' 0" x 12' 1" (3.96m x 3.68m)

Beautifully light room with double glazed bay window plus a further double glazed window to the front, cast iron log burner, radiator.

KITCHEN/FAMILY ROOM

24' 4" x 7' 7" (7.41m x 2.31m)

Beautiful open plan living space providing the perfect configuration for cooking and entertaining. Double glazed window to the side overlooking the courtyard, double glazed door to side providing access to the courtyard and garden/office room. The Kitchen adds a touch of contemporary design and blends perfectly with the traditional features of the home. A comprehensive range of fitted wall and base units with complimentary worksurfaces and matching dresser and shelving unit, really do add a touch of elegance along with the practicality of a range of fitted appliances. The boiler is housed in a fitted cupboard, plumbing is in place for a washing machine. The family area benefits from two Velux windows allowing a huge amount of natural light to flood in, together with double glazed French doors leading to the rear garden. Door to: Wet Room

GARDEN ROOM/OFFICE

12' 10" x 7' 11" (3.91m x 2.41m)

A really versatile room currently used as a Yoga space. Door and two windows to rear. Tiled flooring and cast iron wood burner.



FIRST FLOOR LANDING

Stairs from dining room, carpet flooring with doors leading to:

BEDROOM ONE

12' 2" x 10' 0" to wardrobe (3.71m x 3.05m)

Double glazed window to the front. Fitted wardrobe, carpet flooring, radiator,

BEDROOM TWO

10' 2" x 8' 1" (3.10m x 2.46m)

Double glazed window to rear, loft hatch, carpet flooring, radiator.

BEDROOM THREE

11' 0" x 7' 11" (3.35m x 2.41m)

Double glazed window to the side, carpet flooring, radiator.

FAMILY BATHROOM

Double glazed window to side. Step up to bath with shower over, low level WC, vanity wash basin, spotlights, tiled floor.

EXTERIOR

FRONT

Enclosed by low brick wall with planting and rainwater butt. SIDE A lovely addition is the charming courtyard area which is accessed via the dining room and kitchen. Side gate access.

REAR

A pretty and very well stocked outside space with attractive features which include rear patio Pergola wrapped in grape vines. The south facing garden leads down to the large workshop (former Garage) with potential parking beyond.

PARKING

Potential parking could be created to the rear of the property with access via Colne Road - A drop kerb is already in place.

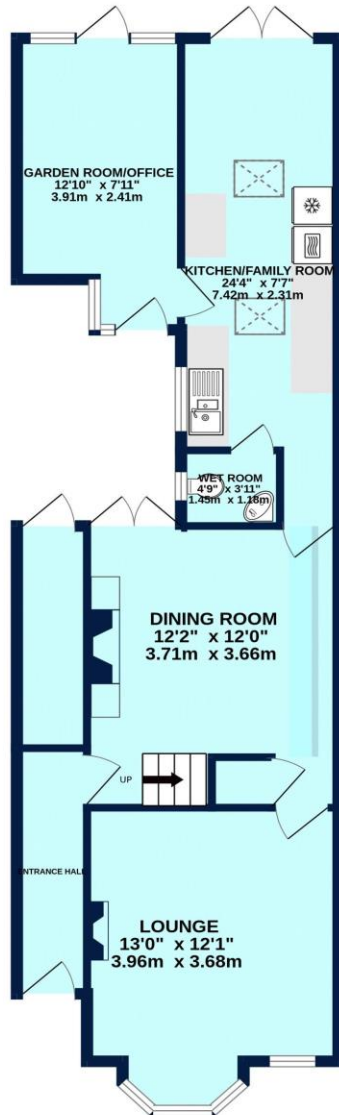




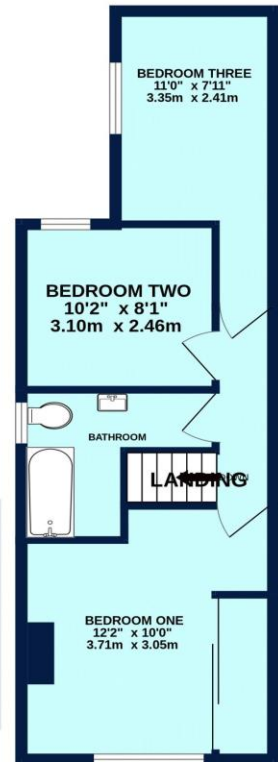


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



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SILCOTT STREET

TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

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