

**Brightlingsea Road, Thorrington
CO7 8JL
Monthly Rental Of £2,250.00**





- **DETACHED CHARACTER PROPERTY**
- **FOUR DOUBLE BEDROOMS**
- **THREE BATHROOMS**
- **CONTEMPORARY KITCHEN**
- **26' LOUNGE**
- **SEPERATE DINING ROOM**
- **OFFICE**
- **SPACIOUS OUTSIDE SPACE**
- **DEPOSIT REQUIRED**
- **AVAILABLE JANUARY**

Windyridge is an fabulous four bedroom detached family home situated on the outskirts of Brightlingsea with fabulous views of the countryside. Located within easy access of Colchester, the A12 and local train stations which have direct access to London Liverpool Street. The property boasts generous sized rooms with outstanding detail throughout. The ground floor comprises of an impressive entrance hall which leads into the contemporary kitchen breakfast area with a range of integrated appliances, range-cooker, Island, separate utility area and access to the side of the property. Coming out of the kitchen you enter the dining room with ample space to entertain, from there you walk into the spacious 26 foot lounge with glorious garden views. A 14 foot office and cloakroom complete the ground floor. The first floor comprises of three double bedrooms, one of these bedrooms houses a separate dressing room, there is a family bathroom to complete the first floor. The second floor houses the Principle bedroom with wide ranging countryside views, ample clothes storage and an En-suite shower-room. Outside, the rear garden benefits from a paved terrace to the side and rear of the property, complemented by a range of tree and shrub planting. To the front of the property is a private gated driveway with ample parking for a number of vehicles with a two-car cart-lodge.

**** AVAILABLE JANUARY ****

Holding deposit equal to 1 weeks rent
 Tenancy deposit equal to 5 weeks rent
 Guarantor may be required
 No pets Non-smokers only



The accommodation with approximate room sizes are as follows:

STORM PORCH

Wooden glazed front door

ENTRANCE HALL

17' 5" x 13' 4" (5.30m x 4.06m)

Wood effect flooring, inset spot lights and centre light, two radiators

CLOAKROOM

5' 2" x 6' 3" (1.57m x 1.90m)

Obscured window to front, tiled flooring, centre light, dual vanity unit, heated towel rail

OFFICE

14' 0" x 6' 7" (4.26m x 2.01m)

Windows to front, wood effect flooring, inset spot lights, radiator, door to side garden

KITCHEN

19' 0" x 17' 9" (5.79m x 5.41m)

Windows to front and side, wood effect flooring, inset spot lights, radiator, range of contemporary wall and base units incorporating integrated dishwasher, fridge/freezer, one and a half bowl composite sink drainer, Granite work top, electric Range cooker, Island/Breakfast bar, roof lanterns, leading to

UTILITY ROOM

13' 1" x 9' 7" (3.98m x 2.92m)

Windows to side and rear, wood effect flooring, inset spot lights, radiator, range of storage cupboards, sink drainer, space for washing machine and tumble dryer, door leading to



BOOT ROOM

5' 3" x 6' 11" (1.60m x 2.11m)

Windows to side and rear, doors to side, tiled flooring

DINING ROOM

23' 5" x 13' 0" (7.13m x 3.96m)

Bay window to side, wood effect flooring, two centre lights, two radiators, feature fire place

LOUNGE

14' 9" x 26' 5" (4.49m x 8.05m)

Window to front, bay window to side, wood effect flooring, two centre lights, two radiators, feature fire place, French doors to side

FIRST FLOOR LANDING

Carpet, storage cupboard

BEDROOM 2

14' 9" x 13' 8" (4.49m x 4.16m)

Bay window to rear, carpet, centre light, radiator

BEDROOM 3

8' 4" x 13' 3" (2.54m x 4.04m)

Window to side, carpet, centre light, radiator

DRESSING AREA

6' 1" x 6' 11" (1.85m x 2.11m)

Window to side, carpet, centre light

BEDROOM 4

7' 11" x 13' 1" (2.41m x 3.98m)

Bay window to rear, carpet, centre light, radiator

FAMILY BATHROOM

9' 0" x 9' 8" (2.74m x 2.94m)

Obscured window to front, tiled flooring, inset spot lights, radiator, freestanding bath, separate shower enclosure, low level WC, wall mounted hand basin, heated towel rail

STAIRS TO SECOND FLOOR

PRINCIPLE BEDROOM

18' 8" x 15' 2" (5.69m x 4.62m)

Windows to side and rear with countryside views, carpet, centre light, two radiators, under eaves clothes storage

EN-SUITE

7' 8" x 5' 9" (2.34m x 1.75m)

Obscured window to side, tiled flooring, inset spot lights, low level WC, wall mounted hand basin, shower enclosure, heated towel rail

OUTSIDE

FRONT - Shingle driveway with parking for 6 cars, double cart-lodge

SIDE/REAR GARDEN - Laid to lawn, fenced borders, patio area

