

Hurst Green, Brightlingsea
CO7 0EH
Guide Price £350,000-£375,000
Freehold



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- **SEMI-DETACHED CHARACTER PROPERTY**
- **SOUGHT AFTER ESTUARY VIEWS**
- **THREE BEDROOMS**
- **LOUNGE OVERLOOKING HURST GREEN**
- **CONSERVATORY**
- **FAMILY BATHROOM**
- **OFF ROAD PARKING**
- **MATURE WELL MAINTAINED GARDEN**
- **NO ONWARD CHAIN**

****SEMI-DETACHED HOUSE with ESTUARY VIEWS ****

This distinguished semi-detached property, is a perfect blend of comfort and convenience. Nestled amidst idyllic scenery with estuary views and overlooking Hurst Green, the location is truly second-to-none.

In addition, the close proximity to the town centre ensures that all necessary amenities are within easy reach. The property boasts a spacious reception room equipped with a charming bay window which looks out onto the green, providing a serene space to relax and entertain guests.

The well-designed kitchen/diner is another highlight of this home, offering the ideal canvas for those who enjoy cooking and entertaining as well as family time together, this opens out onto the conservatory with fabulous garden views. The sleeping quarters consist of three well-proportioned bedrooms, two of which are double rooms while the third is a single room. This layout makes the property a suitable choice for families or couples seeking a home that provides both privacy and space.

Outside to the front there is off-road parking, to the rear the well maintained mature garden offers beautiful scenery for all to enjoy. This property is ideal for families and couples alike. With its perfect location, unique features and well-thought-out layout, it promises to be a fantastic home for those looking to settle down in a tranquil and convenient location. The mix of comfort, convenience and charm makes this property a truly enticing prospect.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed wooden front door, window to front, wood flooring, inset spot lights, radiator, stairs to first floor.

LOUNGE

16' 4" x 12' 4" (4.97m x 3.76m)

Bay window to front, carpet flooring, centre light, radiator, feature fireplace.

KITCHEN/DINER

16' 6" x 18' 0" narrowing to 8' 9" (5.03m x 5.48m narrowing to 2.66m)

Windows to rear, door to conservatory, wood flooring, inset spot lights, radiator. Range of country style wall and base units with a wood work top, inset sink, integrated double oven, electric hob with extractor over, space for washing machine, dishwasher and fridge/freezer.

CONSERVATORY

12' 11" x 7' 11" (3.93m x 2.41m)

Windows to side and rear, French doors to decking, tiled flooring.

FIRST FLOOR LANDING

Window to side, carpet flooring, access hatch to loft.

BEDROOM ONE

11' 7" x 10' 11" (3.53m x 3.32m)

Window to rear with Estuary views, laminate flooring, centre light, radiator, fitted wardrobes.



BEDROOM TWO

12' 7" x 10' 10" (3.83m x 3.30m)

Bay window to front, laminate flooring, centre light, radiator.

BEDROOM THREE

7' 2" x 6' 8" (2.18m x 2.03m)

Window to front, laminate flooring, spot lights, radiator, fitted cupboard.

FAMILY BATHROOM

7' 4" x 5' 8" (2.23m x 1.73m)

Obscured window to rear, tiled flooring, centre light. Panelled bath with shower over, combination vanity unit, fully tiled walls, heated towel rail. Loft access hatch.

EXTERIOR

FRONT

Block paved parking area with brick wall boundaries, shrubs to borders, side access to rear garden.

REAR

Raised decking area, laid to lawn, mature trees and shrubs, fenced borders, garden shed.





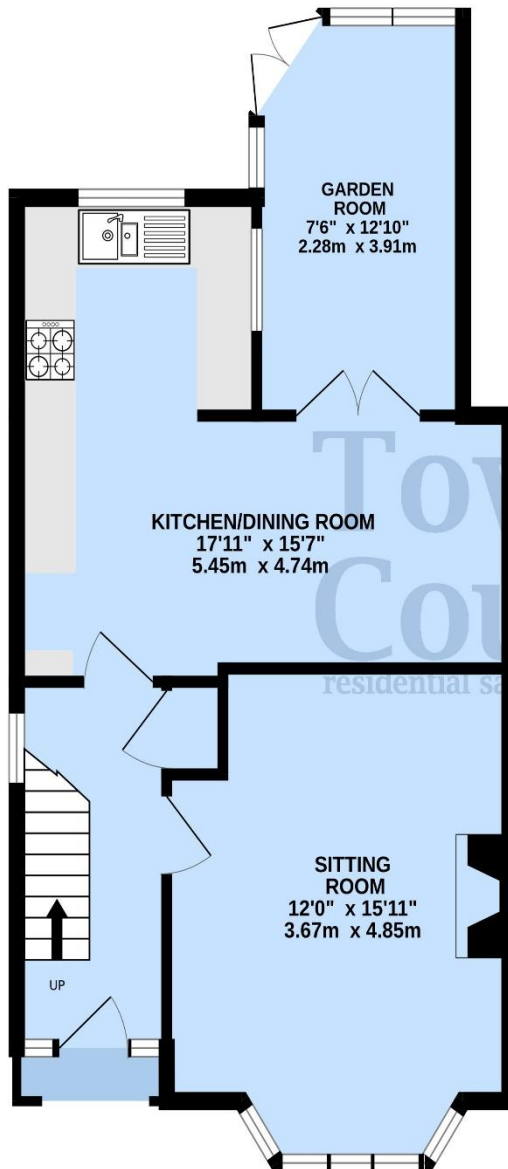


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

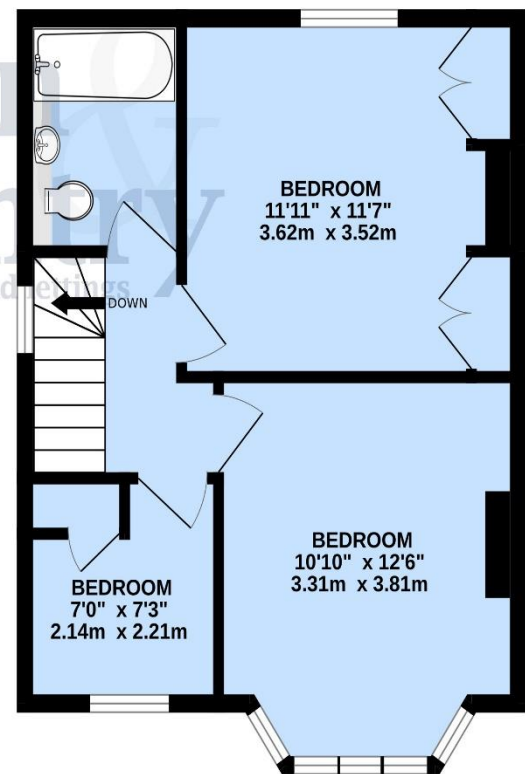
GROUND FLOOR



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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