

Lodge Road, Brightlingsea  
CO7 0JQ  
Guide Price £375,000 - £385,000  
Freehold

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- FIVE BEDROOMS
- SEMI-DETACHED HOUSE
- LOUNGE WITH OPEN FIRE
- OPEN PLAN KITCHEN/DINER
- TWO EN-SUITES
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- UNOVERLOOKED SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- REQUESTED CUL-DE-SAC POSITION

**\*\* FIVE BEDROOM TOWN HOUSE with THREE BATHROOMS \*\***

Located on this quiet private development, this three storey family house is ideally situated within walking distance to schools, the town centre as well as the waterfront.

**GUIDE PRICE £375,000-£385,000**

The house is generously proportioned, to the ground floor the welcoming lounge provides an ideal spot for everyday family living as well as entertaining guests. The modern kitchen/diner serves as the heart of the house where meals can be prepared and enjoyed, a cloakroom completes the floor.

The first floor incorporates three bedrooms, two of these are doubles (one with an En-suite) as well as a single which is currently used as an office for home working, the family bathroom is for all to use.

The second floor is where the principal bedroom is situated with En-suite as well as a further spacious double bedroom. Outside to the front there is parking for two cars and side access to the garden. The south facing rear garden is laid to lawn with a patio, raised decking area, mature shrubs and a garden shed.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

uPVC partially glazed front door, tiled flooring, centre light, radiator. Under stairs storage cupboard, stairs to first floor landing.

#### **LOUNGE**

15' 6" x 11' 10" (4.72m x 3.60m)

Windows and door to rear, carpet flooring, inset spot lights, radiator. Feature fireplace with tiled hearth and Oak mantle piece.

#### **KITCHEN/DINER**

16' 6" x 8' 4" (5.03m x 2.54m)

Window to front aspect, tiled flooring, inset spot lights, radiator. Range of modern Grey Shaker style wall and base units with contrasting wood counter top, integrated 1½ bowl composite sink/drain, gas hob and electric oven. Space for washing machine, tumble dryer and fridge/freezer.

#### **CLOAKROOM**

6' 5" x 2' 8" (1.95m x 0.81m)

Obscured window to side aspect, tiled flooring, centre light, radiator. Low level WC and wall mounted hand basin.



### **FIRST FLOOR LANDING**

Window to side aspect, carpet flooring, centre light, stairs to second floor landing.

### **BEDROOM TWO**

13' 1" x 8' 6" (3.98m x 2.59m)

Window to front aspect, carpet flooring, centre light, radiator.

### **EN SUITE**

8' 7" x 2' 11" (2.61m x 0.89m)

Tiled flooring, centre light. Low level WC, pedestal wash hand basin and shower enclosure, heated towel rail, partially tiled walls.

### **BEDROOM THREE**

11' 10" x 8' 6" (3.60m x 2.59m)

Window to rear aspect, carpet flooring, centre light, radiator.

### **BEDROOM FOUR/HOME OFFICE**

8' 5" x 6' 9" (2.56m x 2.06m)

Window to rear aspect, carpet flooring, centre light, radiator.

### **FAMILY BATHROOM**

6' 7" x 6' 7" (2.01m x 2.01m)

Window to front aspect, tiled flooring, centre light. Panelled bath with shower over, low level WC and pedestal wash hand basin, heated towel rail, partially tiled walls.

**SECOND FLOOR LANDING**

Window to side aspect, carpet flooring, centre light.

**PRINCIPAL BEDROOM**

10' 1" x 9' 10" (3.07m x 2.99m)

Window to rear aspect, carpet flooring, centre light, radiator.

**EN SUITE**

6' 2" x 5' 3" (1.88m x 1.60m)

Tiled flooring, centre light. Low level WC, pedestal wash hand basin and shower enclosure, heated towel rail, partially tiled walls.

**BEDROOM FIVE**

12' 4" x 8' 11" (3.76m x 2.72m)

Window to front aspect, carpet flooring, centre light, radiator.

**EXTERIOR**

**FRONT**

Block paved to side for parking, access to rear garden.

**REAR**

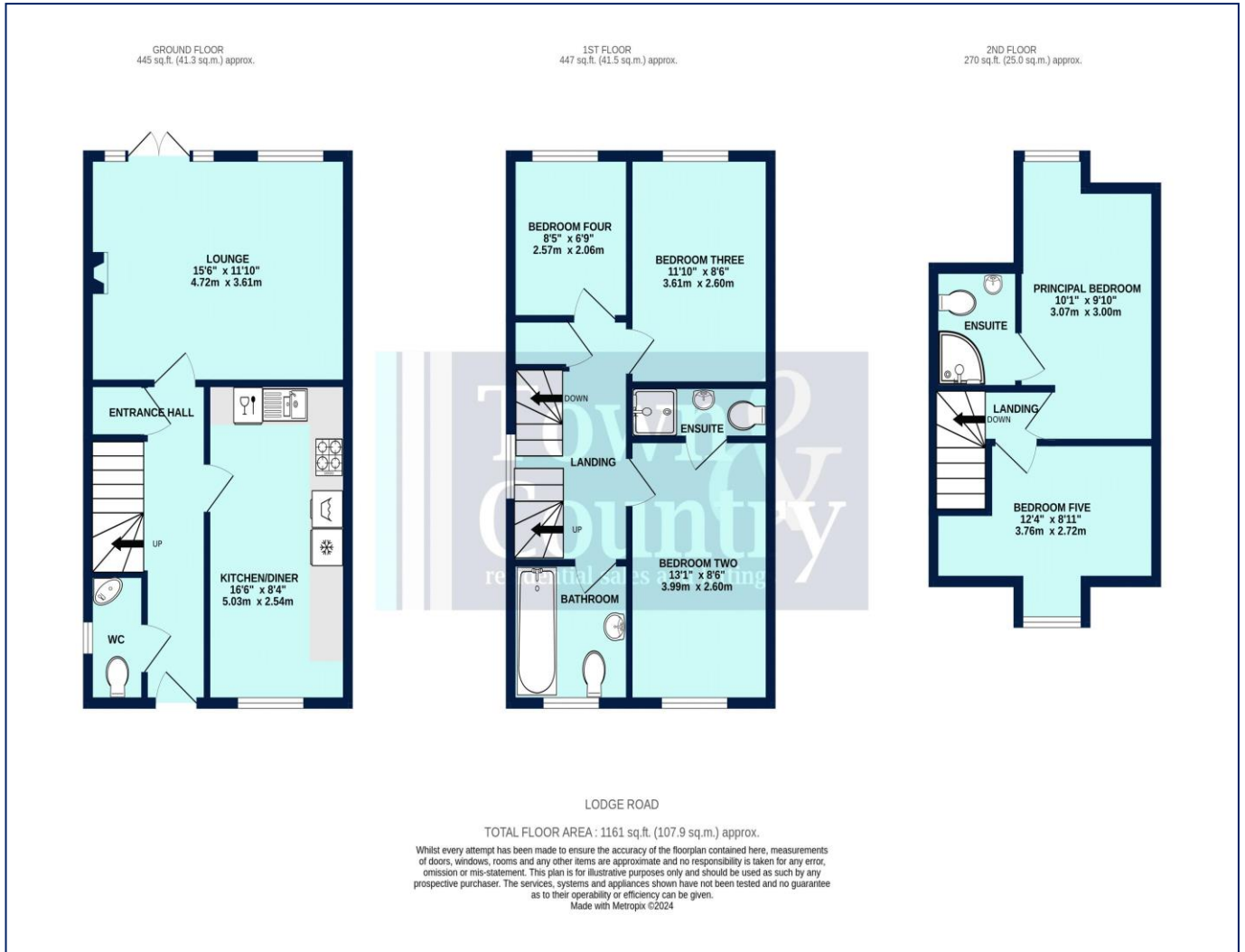
South facing, laid to lawn with mature shrubs to borders, patio area, raised decking area, garden shed.











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