

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX  
Telephone: 01206 302639 'Fax: 01206 302874  
E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**34 MANOR HOUSE WAY, BRIGHTLINGSEA, ESSEX**

**PRICE £550,000 FREEHOLD**

- |   |                                  |
|---|----------------------------------|
| * DETACHED HOUSE ON POPULAR MANOR DEVELOPMENT | * * *                            |
| * HALL WITH CLOAKROOM                         | * LOUNGE 17'4" X 12'7" + BAY * * |
| * DINING ROOM 3'6" X 10'                      | * KITCHEN 17'5" X 8'6" * *       |
| * CONSERVATORY 27' X 13'6"                    | * BEDROOM 1. 13'7" X 11'8" * *   |
| * ENSUITE SHOWER ROOM                         | * BEDROOM 2. 12'2" X 8'6" * *    |
| * BEDROOM 3. 9'9" X 9'10"                     | * BEDROOM 4. 12'8" X 8'9" * *    |
| * BATHROOM WITH SHOWER                        | * GAS C.H & DOUBLE GLAZING * *   |
| * DRIVE-IN TO DOUBLE GARAGE                   | * GARDENS TO FRONT & REAR * *    |

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

**E&OE**

**ESTABLISHED 1935**

**Property Misdescription Act**

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
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## **34 Manor House, Way, Brightlingsea, Essex CO7 0QR**

A detached 4 bedroom family house situated on the popular Manor Development with the benefit of open farmland views, gas central heating, double glazing, cloakroom, en-suite and family bathroom, off road parking, double garage and gardens to front and rear. The accommodation comprises :-

### **GROUND FLOOR**

**ENTRANCE LOBBY** with double glazed door. Timber glazed door to -

**HALL** with stairs to first floor. Radiator. Coving to textured ceiling.

**CLOAKROOM** with W.C. and wash basin with cupboards under. ½ tiled walls. Double glazed window. Towel radiator. Understairs storage cupboard.

**LOUNGE** 17'4" x 12'7" + square bay with coving to textured ceiling. Fire surround. 2 double radiators. Double glazing.

**DINING ROOM** 13'6" x 10' with coving to textured ceiling. Double radiator. UPVC double glazed patio door to rear garden. Serving hatch from kitchen. Wood block flooring.

**LARGE CONSERVATORY** 27' x 13'6" with vinyl flooring. UPVC double glazed windows and doors.

**KITCHEN** 17'5" x 8'6" with coving to textured ceiling. Double glazed window. HKS modern kitchen units, extensively fitted with base unit cupboards and drawers and matching eye level wall cabinets. Range of worksurfaces. Inset ceramic hob and inset 1 ½ sink drainer. Serving hatch to dining room. Radiator. Tall larder cupboard. Door to :-

**REAR ENTRANCE LOBBY** with door to double garage with up and over doors. Double glazed rear entrance door. Built in storage cupboard. Boiler house with gas fired boiler.

### **FIRST FLOOR**

**LANDING** with heated linen cupboard with hot water tank. Trap to roof space. Radiator. Double glazed window.

**BEDROOM 1.** 13'7" x 11'8" +views across open farmland to rear. 3 Wardrobe cupboards and dressing table with drawers. Double glazed windows to front and rear. 2 radiators.

**ENSUITE SHOWER ROOM** Fully tiled with wash basin with cupboards under. Towel radiator. Corner shower. W.C. Double glazed window. Shaver point. Mirrored medicine cabinet.

**BEDROOM 2.** 12'2" x 8'6" with coving to textured ceiling. Double glazed window. Radiator.

**BEDROOM 3.** 9'9" x 9'10" with coving to textured ceiling. Radiator. Double glazed window. Views across open farmland to rear.

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**BEDROOM 4.** 12'8" x 8'9" with coving to textured ceiling. Radiator. Double glazed window.

**BATHROOM** Fully tiled with white suite of panelled bath, wash basin with medicine cabinet above, W.C. and corner shower. Double glazed window. Radiator.

## OUTSIDE

Attractive rear garden laid to lawn with open farmland to rear. Timber summer house 16' x 10' with double doors. Fish pond/water feature. Gated path to side, leading to open plan front garden, laid to lawn with shrub borders. Block paved drive-in to double garage.

## SERVICES

All main services are connected. Council Tax Band E.

## VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

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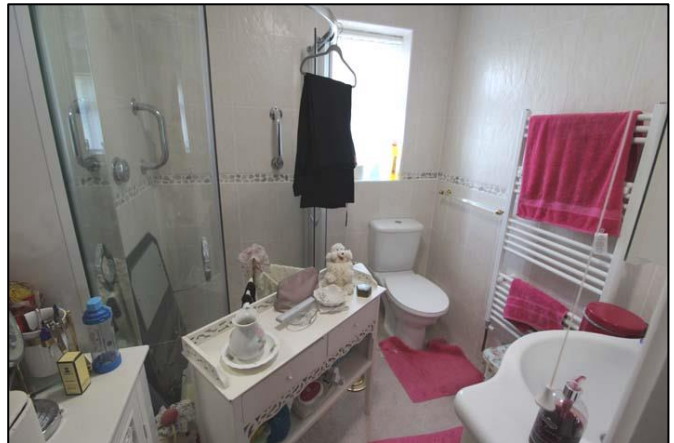
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