



## Osprey Close

Esh Winning DH7 9JP

Offers In The Region Of £230,000





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# Osprey Close

Esh Winning DH7 9JP



- Rarely available and sought after location
- EPC RATING - C
- Stylish refitted shower room

- Remodelled and much improved
- Impressive kitchen and breakfast room
- Low maintenance landscaped gardens

- Two double bedrooms
- Large open plan living and dining room
- Gas central heating boiler installed 2023

Venture Properties are delighted to offer for sale this remodelled and much improved, detached bungalow with two double bedrooms. Rarely available and located on a quiet estate in the popular village of Esh Winning, early viewing is highly recommended to avoid disappointment.

The property floor plan briefly comprises of entrance hallway which gives access to the refitted WC, an impressive open plan kitchen and breakfast room which has french doors opening to the rear garden, a large living and dining room with feature bay window, inner hallway, two double bedrooms and a stylish refitted shower room. Externally there are landscaped gardens to the front and rear, a double length driveway for off street parking and a rear garden. The rear garden is not overlooked and enjoys a high degree of privacy.

Osprey Close is located towards the edge of the village of Esh Winning, which has a selection of local amenities. There is a bus stop at the entrance of the estate and good road links for access across the region.

## GROUND FLOOR

### Entrance Hall

Welcoming hallway entered via composite door and with laminate flooring.

### WC

5'1" x 2'6" (1.55 x 0.78)

Refitted with a WC, hand wash basin set to a vanity unit, tiled walls and flooring, a vanity mirror, extractor fan and UPVC double glazed opaque window to the side.

### Kitchen and Breakfast Room

19'8" x 8'1" (6.00 x 2.48)

This impressive open plan kitchen with space for a breakfast table, has been remodelled and much improved by the current owner.

The kitchen has been refitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a rangemaster cooker with extractor over, a fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the side, UPVC double glazed french doors opening to the rear garden, a radiator and unit housing the gas central heating boiler which was installed February 2023.

### Open Plan Living and Dining Room

20'9" x 12'7" (6.33 x 3.85)

A very spacious open plan living and dining room with a UPVC double glazed bay window to the front, UPVC double glazed window to the side, coving and two radiators.

### Inner Hallway

With a useful storage cupboard, a radiator and access to the loft.

### Bedroom One

12'7" x 11'3" (3.85 x 3.44)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Two

11'4" x 8'0" (3.46 x 2.46)

Further double bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

### Bathroom

7'1" x 6'3" (2.18 x 1.91)

Stylish refitted bathroom comprising of a walk in cubicle with both rainfall and hand held mixer showers, a hand wash basin and WC set to a vanity unit. Having attractive tiling to the walls and floor, a vanity mirror, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the side.

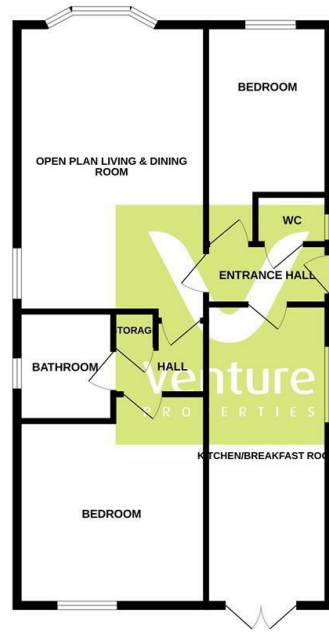
### EXTERNAL

Externally the property is equally as impressive with a planted garden and double length driveway to the front and an enclosed, landscaped garden to the rear. The rear garden is not overlooked and therefore enjoys a high degree of privacy. It has been designed for easy maintenance with a patio area, a variety of planting and access gate to the driveway.

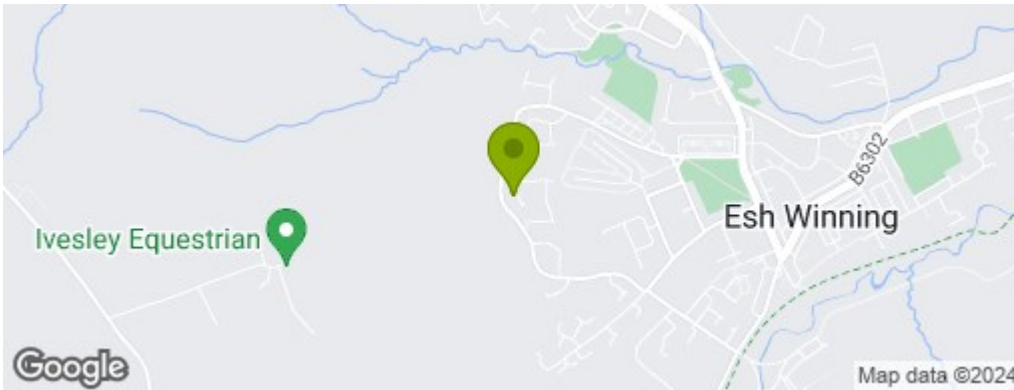
### Garage

Single garage with up and over door, power and lighting and access to overhead storage.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The architect, planner and developer make no claim to be licensed and no guarantee as to their capability or efficiency can be given. Made with Merge3D 2024



## Property Information

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - C

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