

**Dean Street
Brightlingsea
CO7 0JJ
£450,000 Freehold**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- FIVE DOUBLE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN/DINER
- UTILITY ROOM
- OFFICE/STUDY
- DOWNSTAIRS SHOWER ROOM & FAMILY BATHROOM
- OFF ROAD PARKING
- MATURE REAR GARDEN
- IDEALLY SITUATED

**** FIVE BEDROOMS with GREAT VERSATILITY ****

This semi-detached house is ideally located within walking distance to the Town Centre and Schools.

The property features five double bedrooms, three reception rooms, large kitchen/diner, utility room, office/study, downstairs shower room and a family bathroom.

There is off street parking for four cars including a carport and workshop and a fabulous mature garden to the rear.

The house also comes with solar panels and an EV charging point.

****DON'T MISS OUT ON THIS FAMILY HOME****



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Windows to front, tiled floor, centre light

ENTRANCE HALL

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

LOUNGE

13' 4" x 10' 6" (4.06m x 3.20m)

Box bay window to front, carpet flooring, centre light, feature fireplace, built in cupboards.

DINING ROOM

12' 0" x 11' 8" (3.65m x 3.55m)

Window to rear, carpet flooring, centre light, radiator, feature fireplace.

KITCHEN/DINER

17' 11" x 12' 1" (5.46m x 3.68m)

Windows to side and rear, French doors to rear, door to utility room, vinyl flooring, inset spot lights, radiator.

Contemporary Grey kitchen wall and base units with contrasting wood style roll top work surface, integrated dishwasher, fridge, double oven, electric hob with extractor over, stainless steel double sink with drainer.

UTILITY ROOM

15' 1" x 6' 1" (4.59m x 1.85m)

Windows to front and side, doors to side and rear, worktop with stainless steel sink/drainage, space for washing machine, tumble dryer and freezer. Walk-in pantry.



OFFICE/STUDY

10' 11" x 5' 7" (3.32m x 1.70m)

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

SHOWER ROOM

5' 0" x 4' 7" (1.52m x 1.40m)

Window to side, tiled flooring, centre light. Shower cubicle, vanity unit and low level WC, heated towel rail.

FIRST FLOOR LANDING

Carpet flooring.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.32m)

Window to rear, carpet flooring, centre light, radiator, fitted wardrobes.

BEDROOM THREE

12' 0" x 10' 5" (3.65m x 3.17m)

Window to rear, stripped wood flooring, centre light, radiator, built in wardrobe.

BEDROOM FOUR

13' 6" x 10' 6" (4.11m x 3.20m)

Window to front, carpet flooring, centre light, radiator, built in wardrobe. Airing cupboard housing wall mounted boiler.

BEDROOM FIVE

9' 7" x 10' 11" (2.92m x 3.32m)

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

FAMILY BATHROOM

8' 4" x 5' 11" (2.54m x 1.80m)

Obscured window to rear, vinyl flooring, centre light, radiator. Panelled bath, low level WC and vanity unit, partially tiled walls.

BEDROOM ONE - SECOND FLOOR

23' 2" x 12' 1" (7.06m x 3.68m)

Windows to side with views of the Colne, roof lights, vinyl flooring, inset spot lights, under eaves storage, storage/boiler cupboard.

EXTERIOR

FRONT

Off road parking for two cars, car-port for two cars, EV charging point, access to rear.

REAR

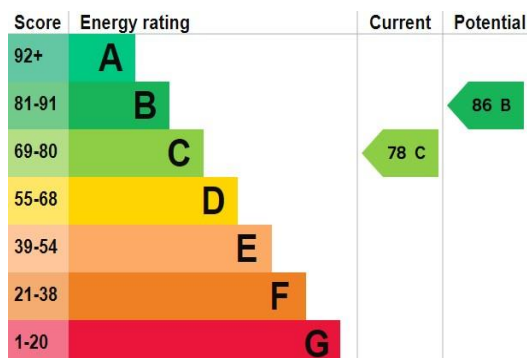
Mature garden laid to lawn with trees, shrubs, raised vegetable planters, patio area, pond, two greenhouses, summer house, workshop with power, outside storage and bin store.

AGENT'S NOTE

The Vendor has advised the following:

There are 16 EV Solar Panels (for electricity) which bring in an annual income.

Three thermal solar panels (for water).

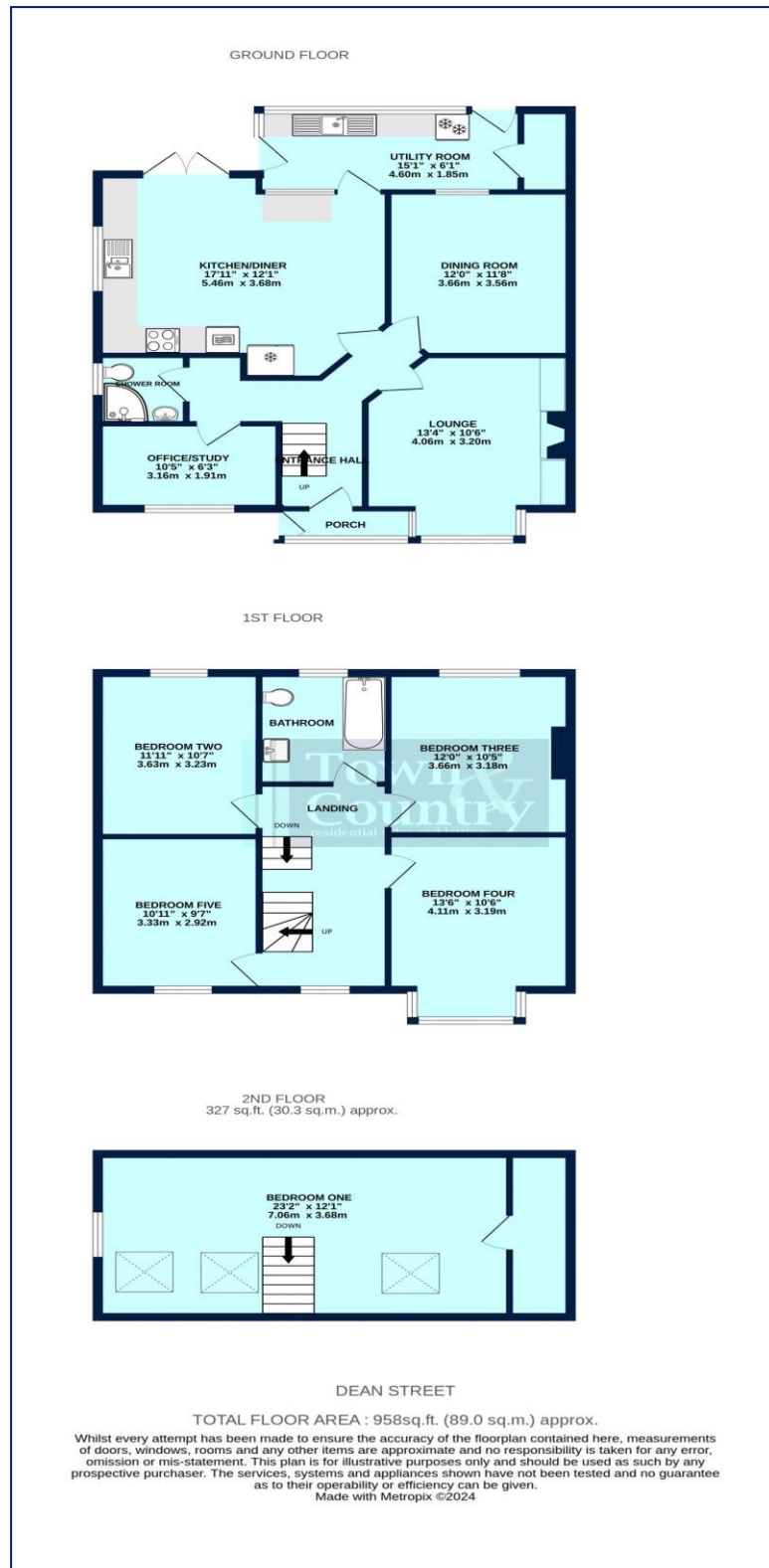












Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's