

**Melrose Gardens
CLACTON-ON-SEA
CO15 5BG
£440,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- DETACHED BUNGALOW
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO THE BEACH & PROMENADE
- TWO DOUBLE BEDROOMS
- LOUNGE
- AIRY KITCHEN/DINER
- SPACIOUS CONSERVATORY
- LARGE MATURE GARDEN
- OFF ROAD PARKING
- GARAGE

**** DETACHED BUNGALOW IN A QUIET CUL-DE-SAC ****

Town and Country Residential are delighted to present to the market this detached bungalow which is situated in a tranquil cul-de-sac, within walking distance to the seafront. The property boasts two well-proportioned double bedrooms.

The principal bedroom comes with the added luxury of an En-suite shower room, ensuring privacy and convenience. The second bedroom is equipped with built-in wardrobes which provide ample storage space. The open-plan kitchen provides a warm and inviting space for cooking and dining. It features a breakfast bar, perfect for casual dining or a quick coffee. The dining space opens out onto the conservatory which is ideal for hosting dinner parties as well as family gatherings.

The main reception room also borders the spacious conservatory which overlooks the large, mature garden, there is plenty of space for relaxation and entertainment.

Additional features of the property include a utility room for extra storage and laundry needs, and a garage for secure parking. Outside there is off road parking for three vehicles for convenience.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC front door, laminate flooring, wall mounted light, electric radiator.

ENTRANCE HALL

Laminate flooring, centre light, radiator.

LOUNGE

14' 10" x 12' 0" (4.52m x 3.65m)

Patio doors to conservatory, laminate flooring, centre light, two radiators

KITCHEN/DINER

24' 0" x 10' 10" (7.31m x 3.30m)

Windows to side and rear, door to rear, tiled flooring, inset spot lights, radiator. Range of country style wall and base units, space for range style cooker, extractor over, stainless steel sink/drainer, breakfast bar.

UTILITY ROOM

9' 4" x 8' 1" (2.84m x 2.46m)

Doors to conservatory and garage, centre light, sink unit, space for washing machine, tumble dryer, fridge/freezer.

CONSERVATORY

11' 3" x 22' 8" (3.43m x 6.90m)

Windows to side and rear, doors to rear, partition to kitchen, laminate flooring, radiator.



PRINCIPAL BEDROOM

13' 11" x 11' 5" (4.24m x 3.48m)

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

EN-SUITE

7' 1" x 2' 6" (2.16m x 0.76m)

Obscured window to side, vinyl flooring, centre light. Shower cubicle with electric shower, low level WC and vanity unit, heated towel rail, fully tiled walls.

BEDROOM TWO

11' 9" x 10' 0" (3.58m x 3.05m)

Window to front, laminate flooring, centre light, radiator, fitted wardrobes.

FAMILY BATHROOM

8' 5" x 5' 11" (2.56m x 1.80m)

Obscured window to side, vinyl flooring, centre light. Panelled bath with electric shower over, low level WC and vanity unit, fully tiled walls, heated towel rail.

EXTERIOR

FRONT

Walled boundary with flower beds and mature shrubs, side access to rear garden, crazy paved and concrete hard standing with off road parking for numerous vehicles, access to garage.

REAR

Fenced boundary with mature trees and shrubs, patio and laid to lawn, flower borders and vegetable patch, children's wooden play house, garden shed.

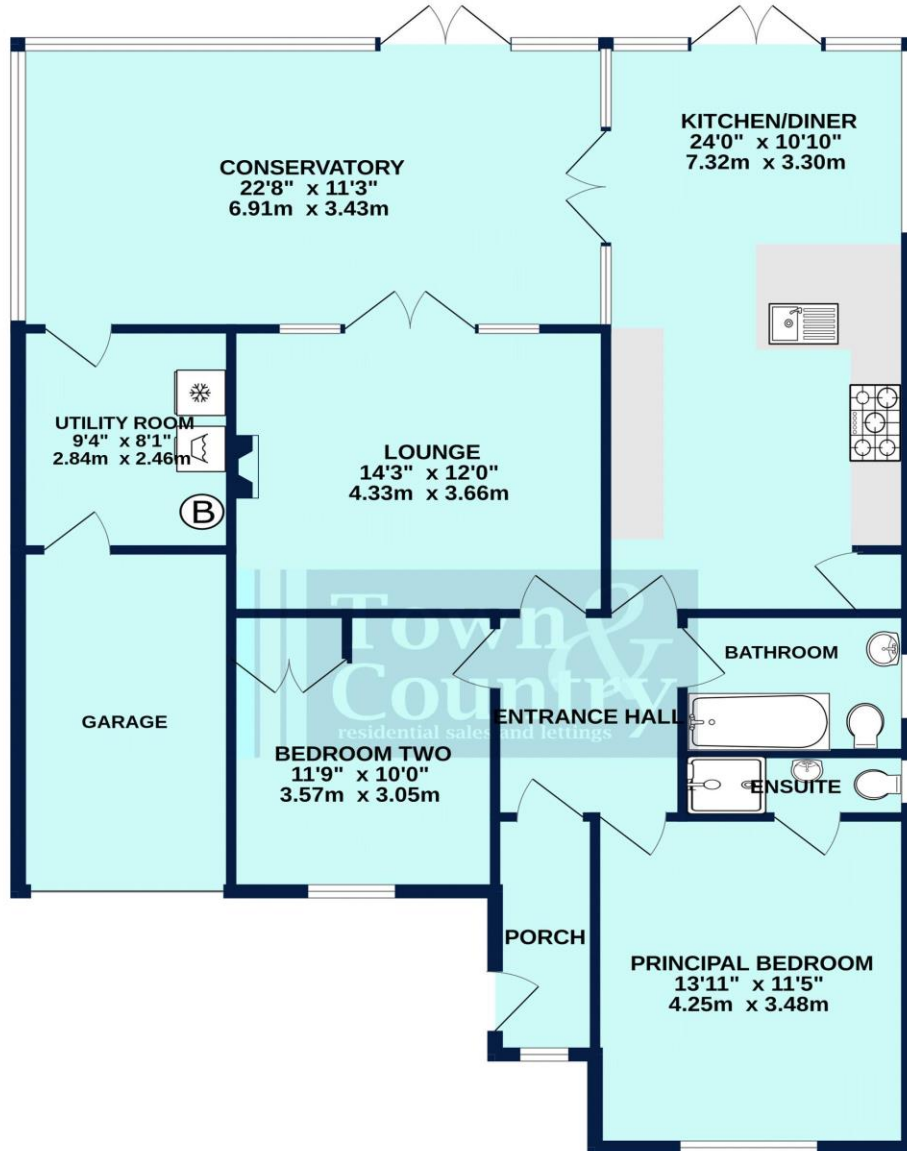






Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

1358 sq.ft. (126.2 sq.m.) approx.



MELROSE GARDENS

TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

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