

**Hazel Mews, Brightlingsea  
CO7 0UZ  
£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 THREE BEDROOM BUNGALOW**
- **QUIET CUL-DE-SAC LOCATION**
- **LOUNGE**
- **DINING ROOM**
- **CONTEMPORARY FITTED KITCHEN**
- **CONSERVATORY**
- **EN-SUITE & SHOWER-ROOM**
- **LOW MAINTENANCE GARDEN**
- **GARAGE & OFF ROAD PARKING**
- **WALKING DISTANCE TO TOWN CENTRE**

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

Town & Country Residential are delighted to present for sale this immaculate detached bungalow situated at the end of a quiet cul-de-sac within the desirable Manor Estate.

The property is conveniently located within walking distance to the town centre, marina, as well as local schools, making it an ideal choice for families and couples alike. The generous living space includes two reception rooms which are currently a lounge and separate dining room, a contemporary kitchen which opens out onto the conservatory which adds to the light and airy feel, three spacious double bedrooms, one of which features an en-suite as well as a family shower-room.

Outside you have a driveway which will house three cars, a double garage and a low maintenance wrap around garden. In summary, this property is a standout choice for those seeking a comfortable, modern home in a sought-after location.

Its combination of spacious rooms, modern kitchen, and ideal location create a perfect home for families and couples. We invite you to view this property and appreciate the quality and convenience it offers.



The accommodation with approximate room sizes are as follows:

#### ENTRANCE HALL

uPVC partially glazed front door, solid Oak flooring, centre light, radiator.

#### LOUNGE

17' 4" x 12' 6" (5.28m x 3.81m)

French doors to rear patio, solid Oak flooring, centre light, radiator.

#### DINING ROOM

15' 10" x 8' 10" (4.82m x 2.69m)

Window to front, French doors to rear patio, solid Oak flooring, centre light, radiator.

#### KITCHEN/BREAKFAST ROOM

17' 3" x 15' 2" (5.25m x 4.62m)

Window to side, patio doors to conservatory, solid Oak flooring, inset spot lights, radiator. Range of contemporary wall and base units with Quartz work-top, integrated dishwasher, washing machine, tumble dryer, fridge/freezer, eye level oven, electric hob with extractor over, 1½ bowl stainless steel integrated sink/drain.

#### CONSERVATORY

12' 2" x 10' 6" (3.71m x 3.20m)

Windows to side and rear, doors to side, solid Oak flooring, centre light, radiator.

#### PRINCIPAL BEDROOM

11' 9" x 13' 6" (3.58m x 4.11m)

Windows to side and rear, carpet flooring, centre light, radiator, fitted wardrobes.

#### EN-SUITE

11' 8" x 2' 10" (3.55m x 0.86m)

Obscured window to rear, tiled flooring, centre light, shower enclosure, vanity units housing WC and sink, heated towel rail, fully tiled walls.



**BEDROOM TWO**

14' 4" x 9' 11" (4.37m x 3.02m)

Windows to front and side, carpet flooring, centre light, radiator, fitted wardrobes.

**BEDROOM THREE**

10' 3" x 8' 3" (3.12m x 2.51m)

Window to front, solid Oak flooring, centre light, radiator (this room is currently being used as a home office).

**SHOWER ROOM**

11' 6" x 5' 6" (3.50m x 1.68m)

Obscured window to rear, tiled flooring, centre light. Low level WC, vanity unit, separate shower enclosure, heated towel rail, fully tiled walls.

**GARAGE**

17' 7" x 17' 0" (5.36m x 5.18m)

Double garage with up and over doors, power and light.

**EXTERIOR**

**FRONT**

Block paved parking space, side access to rear.

**REAR**

Wrap around patio with raised borders, fish pond, mature shrubs to fenced borders.

**AGENT'S NOTE**

The shared access drive is a shared responsibility of the Mews residence.





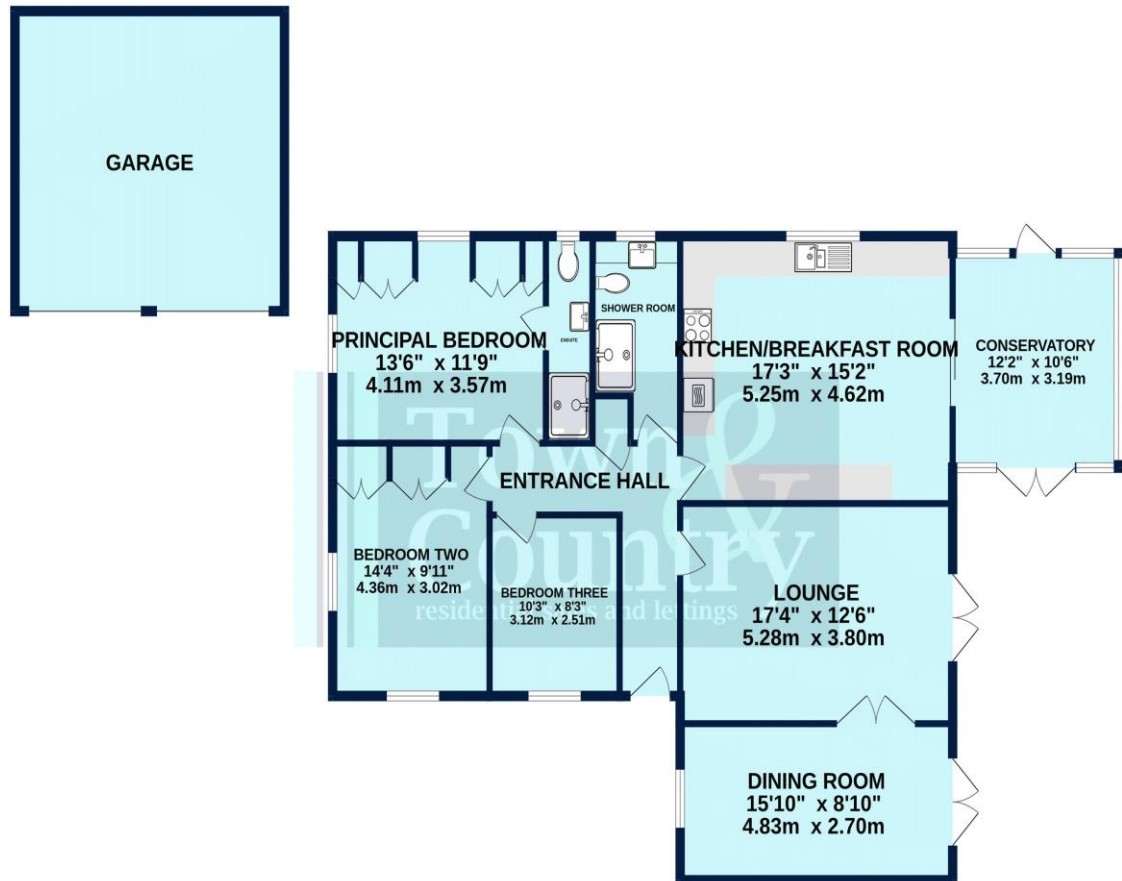






| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
1615 sq.ft. (150.0 sq.m.) approx.



HAZEL MEWS

TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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