

**Avocet Close  
KELVEDON  
CO5 9PD  
£550,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**





- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LOUNGE
- KITCHEN
- DINING ROOM
- GARDEN ROOM
- LARGE GARDEN
- OFF ROAD PARKING & GARAGE
- QUIET CUL-DE-SAC
- WALKING DISTANCE TO TRAIN STATION

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\***

Town & Country Residential are proud to present for sale this detached house which is ideally suited to both families and couples alike. The property's unique layout incorporates three reception rooms which include a large lounge, spacious garden room and an ideally placed separate dining room which borders the kitchen.

The garden room is particularly noteworthy, featuring large windows that flood the space with natural light and provide a delightful garden view. This room is sure to become the heart of the home, where you can enjoy tranquillity and the beauty of your surroundings. This residence boasts a total of four bedrooms, two of which are spacious doubles, the principal bedroom is complemented by an En-suite shower-room. With a family bathroom and a downstairs cloakroom the house is then complete.

The property is nestled in a quiet cul-de-sac, which adds to the peaceful charm of the home. For those who commute or enjoy frequent travel, the convenience of the nearby train station - within walking distance - cannot be overstated. In conclusion, this detached property offers a unique opportunity for families or couples to establish a home that is both spacious and conveniently located. The property's potential for customization ensures that it can be tailored to meet your exact needs.



**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE HALL**

Contemporary partially glazed composite door, window to front, carpet flooring, centre light, radiator.

#### **LOUNGE**

17' 11" x 14' 5" (5.46m x 4.39m)

Windows to rear, door to garden room, grey laminate flooring, centre light, vertical radiator, feature fire place, under stairs storage cupboard

#### **KITCHEN**

10' 4" x 9' 9" (3.15m x 2.97m)

Window to front, tiled flooring, centre lights. Range of country style wall and base units with contrasting worktop, ceramic sink/drain, 5 ring gas hob with extractor over, integrated oven, space for washing machine and fridge/freezer.

#### **DINING ROOM**

10' 4" x 7' 3" (3.15m x 2.21m)

Window to front, door to side, wood effect LVT flooring, centre light, radiator.

#### **GARDEN ROOM**

18' 11" x 11' 10" (5.76m x 3.60m)

Window to side and rear, French doors to rear, wood effect LVT flooring, wall mounted lights, Guardian Warm Roof.

#### **CLOAKROOM**

7' 1" x 2' 11" (2.16m x 0.89m)

Obscured window to side, carpet flooring, centre light, radiator. Low level WC and wall mounted hand basin.

#### **FIRST FLOOR LANDING**

Window to front, carpet flooring, loft access hatch, airing cupboard.

**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288**

**[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**



### **PRINCIPAL BEDROOM**

10' 1" x 11' 10" (3.07m x 3.60m)

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

### **EN-SUITE**

4' 7" x 4' 5" (1.40m x 1.35m)

Laminate flooring, centre light. Shower enclosure and vanity unit, fully tiled walls.

### **BEDROOM TWO**

10' 2" x 8' 11" (3.10m x 2.72m)

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

### **BEDROOM THREE**

8' 10" x 7' 5" (2.69m x 2.26m)

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

### **BEDROOM FOUR**

7' 8" x 7' 3" (2.34m x 2.21m)

Window to front, carpet flooring, centre light, radiator, fitted wall mounted cupboards.

### **FAMILY BATHROOM**

7' 5" x 5' 8" (2.26m x 1.73m)

Obscured window to rear, tiled flooring, centre light. 'P' shaped bath with shower over and shower screen, low level WC, wall mounted hand basin. Fully tiled walls, heated towel rail.

### **EXTERIOR**

#### **FRONT**

Off road car parking space, garage with power and light, shingle to front, side access to rear.

#### **REAR**

Patio, laid to lawn, mature shrubs, borders, garden shed.



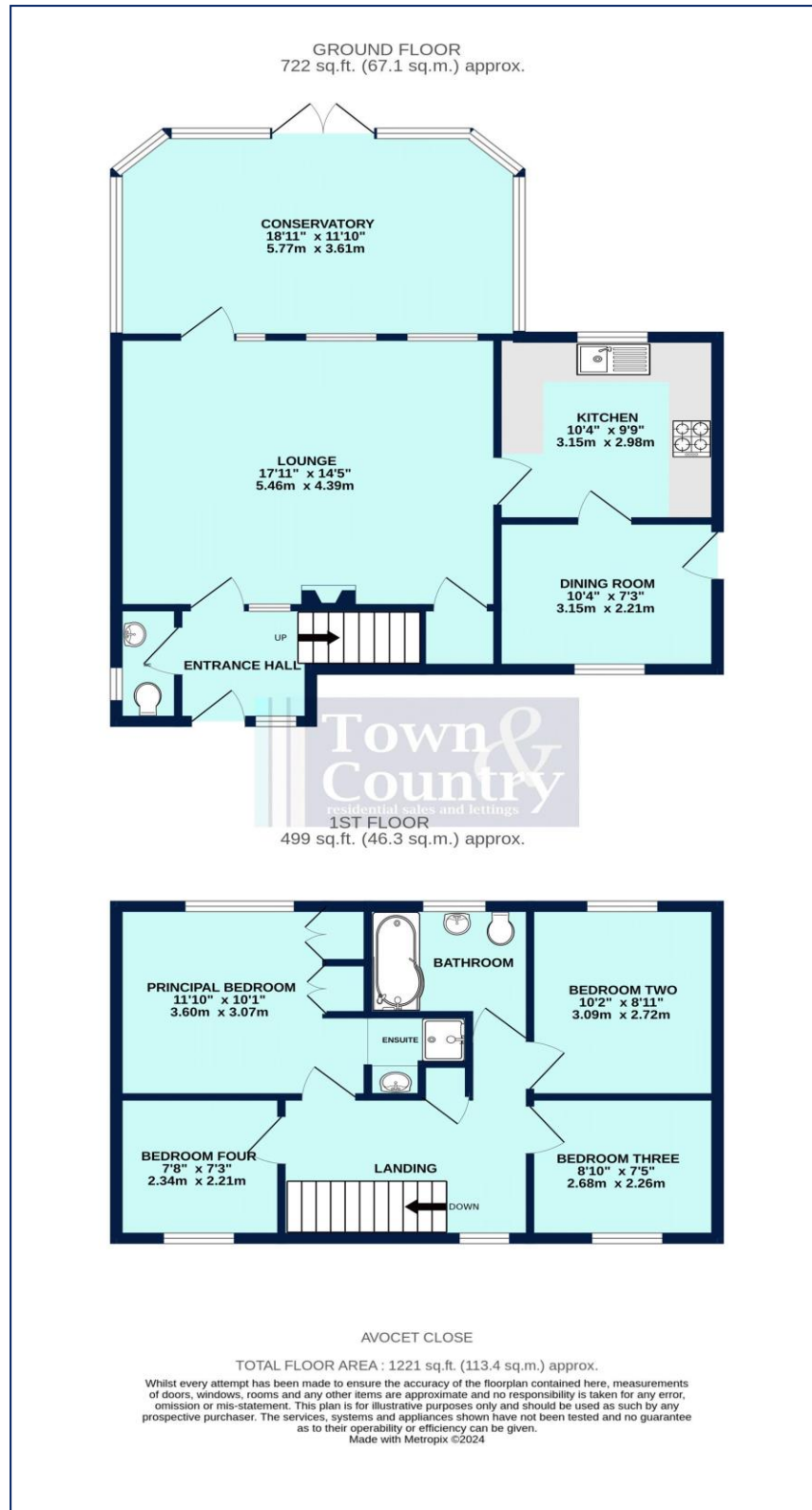








Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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