

**Endean Court
Wivenhoe
CO7 9SG
£400,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN

- LARGE BATHROOM & DOWNSTAIRS CLOAKROOM
- GARAGE & OFF ROAD PARKING
- QUIET LOCATION
- WALKING DISTANCE TO TRAIN STATION
- NO ONWARD CHAIN

Nestled in a serene location, this charming detached property is now available for sale. Ideal for families and couples, this residence offers ample space and potential for those looking to create their dream home. With four bedrooms, two bathrooms, and two reception rooms, this property provides the perfect canvas for a modern lifestyle.

The property would benefit from light modernisation, allowing the new owners the opportunity to tailor the space to their taste. The two reception rooms offer versatility, with one opening into a conservatory, while the other serves as a separate dining room. The fitted kitchen features integrated appliances as well as a breakfast bar. Each bedroom boasts built-in wardrobes, providing practical storage solutions.

The generous double bedrooms offer a comfortable retreat, while the single bedrooms can be utilised as guest rooms or home offices. The bathrooms are well-appointed, with the main bathroom featuring a separate shower cubicle and the additional downstairs cloakroom adding convenience. Additional features include a garage and a shed with power and light, adding further value to this property. Situated close to nearby schools, within walking distance to the train station, and near the University, this home offers convenience and tranquillity.

Don't miss the opportunity to transform this property into your perfect haven.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

STORM PORCH

uPVC partially glazed front door.

HALLWAY

Laminate flooring, two centre lights, two radiators, under stairs cupboard.

KITCHEN/BREAKFAST ROOM

16' 11" x 7' 9" (5.15m x 2.36m)

Window to front, tiled flooring, inset spot lights. Range of cream shaker style wall and base units with contrasting wood effect work top, eye level integrated oven and microwave, five ring gas hob with extractor over, breakfast bar, space for washing machine, dishwasher, wall mounted boiler.

LOUNGE

18' 3" x 12' 0" (5.56m x 3.65m)

Sliding patio doors to conservatory, carpet flooring, inset spot lights, two radiators, feature wall with feature fireplace.

CONSERVATORY

Octagonal style, windows to side and rear, door to rear, tiled flooring, radiator.

DINING ROOM

11' 4" x 7' 10" (3.45m x 2.39m)

Window to side and door to rear, laminate flooring, centre light, radiator



CLOAKROOM

5' 6" x 2' 6" (1.68m x 0.76m)

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

FIRST FLOOR LANDING

Carpet, inset spot lights.

PRINCIPAL BEDROOM

11' 5" x 11' 0" (3.48m x 3.35m)

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

BEDROOM TWO

9' 2" x 8' 5" (2.79m x 2.56m)

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

BEDROOM THREE

11' 6" x 5' 11" (3.50m x 1.80m)

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

BEDROOM FOUR

11' 1" x 6' 7" (3.38m x 2.01m)

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

FAMILY BATHROOM

13' 6" x 5' 6" (4.11m x 1.68m)

Window to front, tiled flooring, centre light, radiator. Bath, separate shower cubicle, low level WC, pedestal wash hand basin and bidet, partially tiled walls.

EXTERIOR

FRONT

Mature shrubs on a shingle base, pathway, off road parking, garage with power and light, side access to garden.

REAR

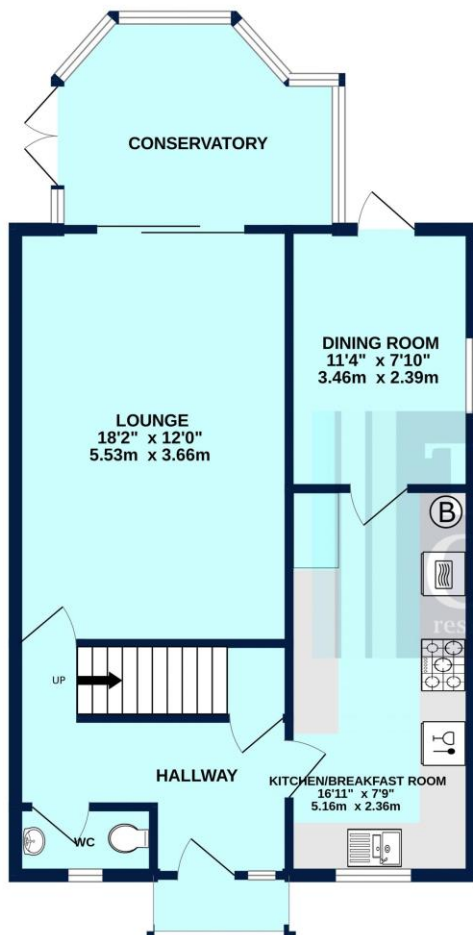
Raised patio area, garden shed with power and light, side door to garage, lower level lawn with mature shrubs and fenced border.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

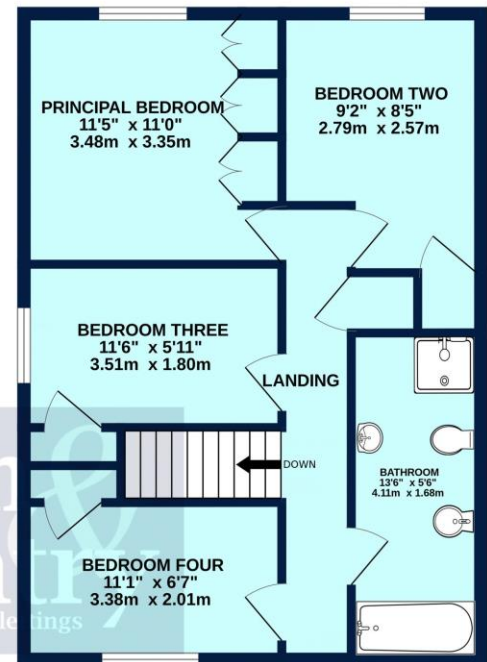




GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



ENDEAN COURT

TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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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