

**Alpha Road, St. Osyth
CO16 8NP
Offers in Excess of £440,000 Freehold**





- **DETACHED BUNGALOW**
- **QUIET NEIGHBOURHOOD**
- **FOUR DOUBLE BEDROOMS**
- **EN-SUITE TO BEDROOM ONE**
- **LARGE FAMILY BATHROOM**
- **INVITING KITCHEN WITH DINING AREA**
- **SEPARATE RECEPTION ROOM**
- **COSY FIREPLACE**
- **SIZABLE GARDEN**
- **30FT GARAGE**

For sale is this delightful detached bungalow, presented in good condition and located in a quiet and peaceful neighbourhood. This property is ideally suited for families seeking tranquility and comfort.

The property boasts four spacious double bedrooms, with the first bedroom benefitting from an En-suite. The remaining bedrooms are all well-proportioned double rooms, offering plenty of space for all family members.

The property is equipped with a large bathroom, offering space and functionality to meet the needs of a modern family. The heart of the home, the kitchen, is an inviting space with wooden countertops and an area for dining. This is a perfect space for family gatherings and dinner parties.

The property offers a separate reception room, adorned with a cosy fireplace. This room provides an excellent space for relaxation and family bonding, particularly on cold nights. One of the unique features of this property is a sizable garden, which offers an excellent area for outdoor activities and gardening. Further adding to the appeal of this property is a 30ft garage and a gated entrance leading to a gravel driveway. This gives an added sense of security and offers ample space for vehicles.

This property is a true gem, offering a blend of comfort, space, and tranquility. Its unique features and ideal location make it a perfect choice for families. Book a viewing now to appreciate the charm and potential of this beautiful home.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

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

Entrance door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, storage cupboards. Doors to kitchen, bathroom, WC and bedrooms.

KITCHEN/DINER

17' 4" x 11' 0" (5.28m x 3.35m)

Double glazed window to side, door to side leading to side garden/garage, non-slip ceramic tile flooring. Range of cream wall and base units with wooden worktop, electric hob with extractor over and oven under, 1½ bowl sink/drainers, space for dishwasher, washing machine and fridge/freezer, partially tiled walls. Space for dining area. Internal glass paned French Doors leading to Lounge.

LOUNGE

20' 3" x 17' 10" (6.17m x 5.43m)

Two double glazed windows to side, two chandelier lights, laminated flooring. Feature fireplace, patio doors to conservatory, radiator.

CONSERVATORY

10' 6" x 8' 0" (3.20m x 2.44m)

Double glazed windows to sides and rear, glazed roof, carpet flooring, fanlight, French doors leading to garden.

CLOAKROOM

Double glazed window to side, low Level WC and wash hand basin with mixer taps.



BEDROOM ONE

12' 11" x 10' 6" (3.93m x 3.20m)

Double glazed window to front, carpet flooring, centre light, radiator. Door to En-suite.

EN-SUITE

Shower cubicle, low level WC and pedestal wash hand basin.

BEDROOM TWO

14' 5" x 9' 1" (4.39m x 2.77m)

Double glazed window to rear, carpet flooring, centre light, radiator.

BEDROOM THREE

13' 2" x 9' 11" (4.01m x 3.02m)

Double glazed window to rear, carpet flooring, centre light, radiator.

BEDROOM FOUR

10' 3" x 9' 10" (3.12m x 2.99m)

Double glazed window to front, carpet flooring, centre light, radiator.

FAMILY BATHROOM

8' 2" x 6' 3" (2.49m x 1.90m)

Frosted double glazed window to rear, tiled flooring, centre light, radiator. Panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin.

EXTERIOR

FRONT

Gated gravel off road parking for a number of vehicles. Side access to rear and 30ft garage.

REAR

Patio area with pond, laid to lawn, fenced and hedged borders, various fruit trees, two garden sheds, greenhouse, mature shrubs and plants.

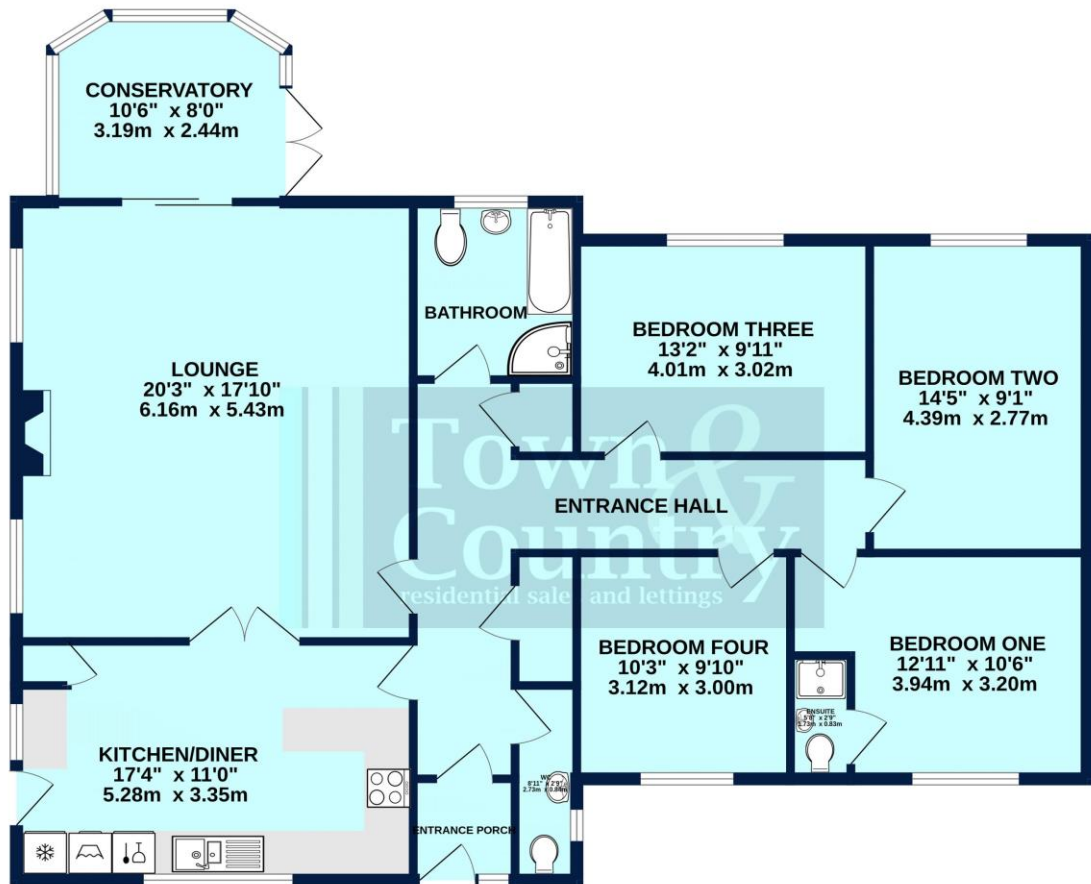
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR 1433 sq.ft. (133.1 sq.m.) approx.



ALPHA ROAD

TOTAL FLOOR AREA: 1433 sq.ft. (133.1 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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