

**Granville Way, Brightlingsea
CO7 0SY
Offers in Excess of £425,000 Freehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **4/5 BEDROOM NEWLY RENOVATED EXECUTIVE FAMILY HOME**
- **BEAUTIFULLY STYLED THROUGHOUT**
- **LUXURY KITCHEN/DINER WITH BI-FOLD DOORS**
- **FORMAL LOUNGE**
- **SECOND RECEPTION ROOM/STUDY**
- **FURTHER RECEPTION ROOM/ BEDROOM 5 WITH A VARIETY OF USES**
- **FOUR LARGE BEDROOMS**
- **FAMILY BATHROOM AND EN-SUITE**
- **LANDSCAPED GARDEN**
- **BLOCK PAVED DRIVEWAY FOR NUMEROUS VEHICLES**

BEAUTIFULLY RENOVATED TO AN EXECUTIVE STANDARD, this 4/5 bedroom EXTENDED family home will IMPRESS.

Welcome to Granville Way. This property is presented in new show home condition, tucked away in a peaceful cul-de-sac position and is ideally located for schools, Brightlingsea Marina, beachfront and local high street shopping.

Offering a blend of space, versatility, and coastal living yet within a short drive to train stations and major road links.

The property welcomes you with a generous block paved driveway, offering off-road parking for up to four vehicles.

Simply ready to move into and enjoy, once you step inside, you will find uber stylish grey and white décor with black en trend doors and fittings, fluffy fitted carpets upstairs for comfort and wooden and tiled floors on the ground floor – a house built for family enjoyment. The heart of the home is the beautifully finished open plan kitchen/diner with Bi-fold doors leading to the garden - the perfect entertaining area - with its large central island, fitted kitchen including American fridge/freezer, wine chiller, and integrated dishwasher and washing machine. For relaxing you have choice of options. The formal lounge overlooking the garden or a cosy sitting room which could be utilised as a home office. Leading off the hallway is another room with its own side door which has so much versatility. It could be reimagined to another reception room, a fifth bedroom or a self-contained annexe area. (Check out the floorplan).

Upstairs, four generously sized bedrooms, the principal with luxury En-suite shower room and a family bathroom complete the home. The rear garden has been thoughtfully designed with raised borders ready for planting and newly laid turfed lawn along with a smart patio ideal for al fresco dining. An incredibly versatile family home which is quietly positioned yet close to all amenities. The perfect setting for a growing family or anyone looking to embrace life by the coast. Everything about this modern, sleek home is designed with family life in mind. AN OPPORTUNITY TO PURCHASE A FABULOUS HOME SIMPLY READY TO MOVE IN AND ENJOY.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

STUDY

10' 4" x 9' 2" (3.15m x 2.79m)

KITCHEN/DINER/LOUNGE

GARAGE

11' 9" x 8' 9" (3.58m x 2.66m)



FIRST FLOOR LANDING

BEDROOM ONE

16' 6" x 11' 10" (5.03m x 3.60m)

EN-SUITE

6' 7" x 6' 5" (2.01m x 1.95m)

BEDROOM TWO

10' 5" x 8' 6" (3.17m x 2.59m)

BEDROOM THREE

10' 0" x 8' 6" (3.05m x 2.59m)

BEDROOM FOUR

9' 1" x 8' 3" (2.77m x 2.51m)

FAMILY BATHROOM

7' 10" x 6' 9" (2.39m x 2.06m)









Ground Floor
 Floor area 79.8 sq.m. (859 sq.ft.)

First Floor
 Floor area 65.5 sq.m. (705 sq.ft.)

Total floor area: 145.2 sq.m. (1,563 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertydata.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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