

**Granville Way, Brightlingsea,
CO7 0SY**

Monthly Rental Of £1,600.00

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

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- **4 BEDROOM DETACHED HOUSE**
- **LUXURY KITCHEN/DINER WITH BI-FOLD DOORS**
- **SPACIOUS LOUNGE**
- **HOME OFFICE/STUDY**
- **PRINCIPLE BEDROOM with EN-SUITE**
- **STORAGE/UTILITY ROOM**
- **FAMILY BATHROOM**
- **OFF ROAD PARKING**
- **DEPOSIT REQUIRED**
- **AVAILABLE IMMEDIATELY**

**** EXTENDED 4 BED DETACHED HOUSE ****

This property is presented in show home condition, tucked away in a peaceful cul-de-sac and ideally located for schools, Brightlingsea Marina, beachfront and local high street shopping. 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 and fitted kitchen. There are two reception rooms, the formal lounge overlooking the garden and a cosy sitting room which could be utilised as a home office. Completing the ground floor there is a large storage room and a cloakroom for convenience. To the first floor, you find there are four generously sized bedrooms, the principal features a luxury En-suite shower room, and a family bathroom for all. Outside to the front there is off-road parking for numerous vehicles and to the rear, the 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.

**** AVAILABLE IMMEDIATELY ****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

Non-smokers only

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Partially glazed composite front door, Herringbone style flooring, inset spot lights, under-floor heating

KITCHEN/DINER

11' 9" x 22' 5" (3.58m x 6.83m)

Triple Bi-Fold doors to rear, Herringbone style flooring, inset spot lights, under-floor heating, range of contemporary Shaker style wall and base units with contrasting Quartz effect worktop with integrated Butler sink and drainer grooves, venting electric hob, eye level double oven, washing machine and dishwasher, wine cooler, space for American style fridge/freezer with venting, space for dining table

LOUNGE

18' 9" x 8' 11" (5.71m x 2.72m)

Two windows to side, door to side, Herringbone style flooring, inset spot lights, under-floor heating, storage cupboard

DINING ROOM/STUDY

14' 3" x 8' 3" (4.34m x 2.51m)

Window to front, door to side, Herringbone style flooring, inset spot lights, under-floor heating

STORAGE ROOM/UTILITY

12' 2" x 8' 8" (3.71m x 2.64m)

Door to side, concrete flooring, inset spot lights

FIRST FLOOR LANDING

Carpet, inset spot lights, storage cupboard, loft access hatch



BEDROOM ONE

14' 4" x 11' 8" (4.37m x 3.55m)

Window to front, carpet, inset spot lights, radiator

EN-SUITE

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

Obscured window to side, tiled flooring, inset spot lights, shower cubicle with rainfall/body shower, low level WC, vanity unit, heated towel rail, partially tiled walls



BEDROOM TWO

8' 5" x 11' 10" (2.56m x 3.60m)

Window to rear, carpet, inset spot lights, radiator

BEDROOM THREE

8' 5" x 12' 5" (2.56m x 3.78m)

Window to rear, carpet, inset spot lights, radiator

BEDROOM FOUR

8' 2" x 9' 0" (2.49m x 2.74m)

Window to front, carpet, inset spot lights, radiator

FAMILY BATHROOM

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

Obscured window to side, tiled flooring, inset spot lights, panelled bath with rainfall/body shower, low level WC, vanity unit, heated towel rail, partially tiled walls

OUTSIDE

FRONT

Block paved driveway for 3 cars, access to side

REAR

Patio, laid to lawn, raised borders

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