

**Granville Way, Brightlingsea,
CO7 0SY
£370,000 Freehold**

Town & Country
residential sales and lettings



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

Phone: 01206 302288

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- **3 DOUBLE BEDROOM DETACHED FAMILY HOME**
- **CUL DE SAC LOCATION**
- **BEAUTIFULLY PRESENTED**
- **NEWLY BUILT CONSERVATORY**
- **LOUNGE**
- **LARGE KITCHEN/DINING AREA**
- **2 BATHROOMS & CLOAKROOM**
- **MANICURED GARDEN**
- **GARAGE AND PARKING**
- **SUMMERHOUSE AND OUTBUILDINGS**

LARGE LIVING ACCOMMODATION ON OFFER

IMMACULATE 3 DOUBLE BEDROOM DETACHED FAMILY HOME with sizeable living- Welcome to this lovingly cared for detached property which is ready to move into - A delightful property with no expense spared on presentation, with large kitchen/dining area, lounge, newly-built conservatory, 2 bathrooms and cloakroom, garage and parking plus summerhouse and brick-built outbuilding with power supply, Tucked away in a CUL DE SAC LOCATION

MUST BE TOP OF YOUR VIEWING LIST

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The accommodation with approximate room sizes are as follows:

HALLWAY

Window to front, Karndean flooring, 2 lights, radiator, stairs to 1st floor and doors to:

CLOAKROOM

7' 2" x 2' 11" (2.18m x 0.89m)

Window to side, Karndean flooring, centre light, low level WC, pedestal wash hand basin, part-tiled walls, heated towel rail

LOUNGE

18' 11" x 15' 7" (5.76m x 4.75m)

Window to rear, bi-fold doors to conservatory, carpet, centre lights, vertical radiator, feature fireplace with gas fire

CONSERVATORY

10' 6" x 9' 6" (3.20m x 2.89m)

Newly built with centre fan light, convector heater, fanlights, tiled flooring, heat controlled with self cleaning roof, fitted with new blinds, doors to garden

KITCHEN/DINING ROOM

30' 9" x 9' 11" (9.37m x 3.02m)

Window to front, bespoke shutters, Karndean flooring, centre light, vertical radiator, water softener, range of floor to ceiling double cupboards, single drainer sink unit, space for washing machine, dishwasher, fridge/freezer, oven, tiled walls, archway leading to dining area and door via side to garden

Dining Room

Bi-fold doors to garden, centre light, Karndean flooring, vertical radiator



STAIRS TO 1ST FLOOR

LANDING Access to fully insulated loft with ladder and light, carpet

BEDROOM 1

17' 0" x 12' 4" (5.18m x 3.76m)

Window to rear, bespoke shutters, carpet, centre light, radiator, double fitted wardrobes, TV point, doors leading to: en-suite

ENSUITE

Window to side, carpet, centre light, wall-mounted shower over bath, low level WC, pedestal wash hand basin, vanity unit, part-tiled, heated towel rail

BEDROOM 2

15' 0" x 9' 11" (4.57m x 3.02m)

Window to rear, bespoke shutters, carpet, radiator, double fitted wardrobe, centre light

BEDROOM 3

15' 2" x 9' 11" (4.62m x 3.02m)

window to front, bespoke shutters, carpet, centre light, radiator, fitted wardrobe, TV point

FAMILY BATHROOM

Double window to front, bespoke shutters, Karndean flooring, centre light, low level WC, pedestal wash hand basin, vanity unit, separate shower enclosure, part-tiled, heated towel rail

OUTSIDE

Rear

Bi fold doors leading to patio area, laid to lawn with mature trees, flower and shrub borders, summer house, brick outbuilding with power, boundary fencing including rear gate for easy access to Hurst Green,

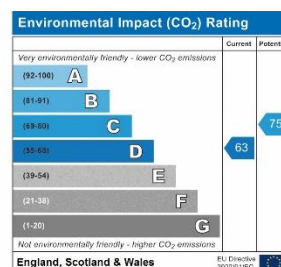
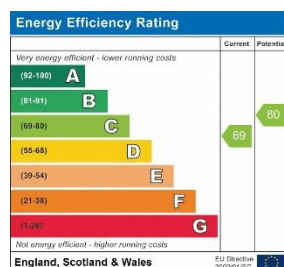
Front

Blocked paved with parking for several vehicles, access to both side of the house.

GARAGE

15' 7" x 9' 1" (4.75m x 2.77m)

Single with up and over door, power and light, wall mounted boiler

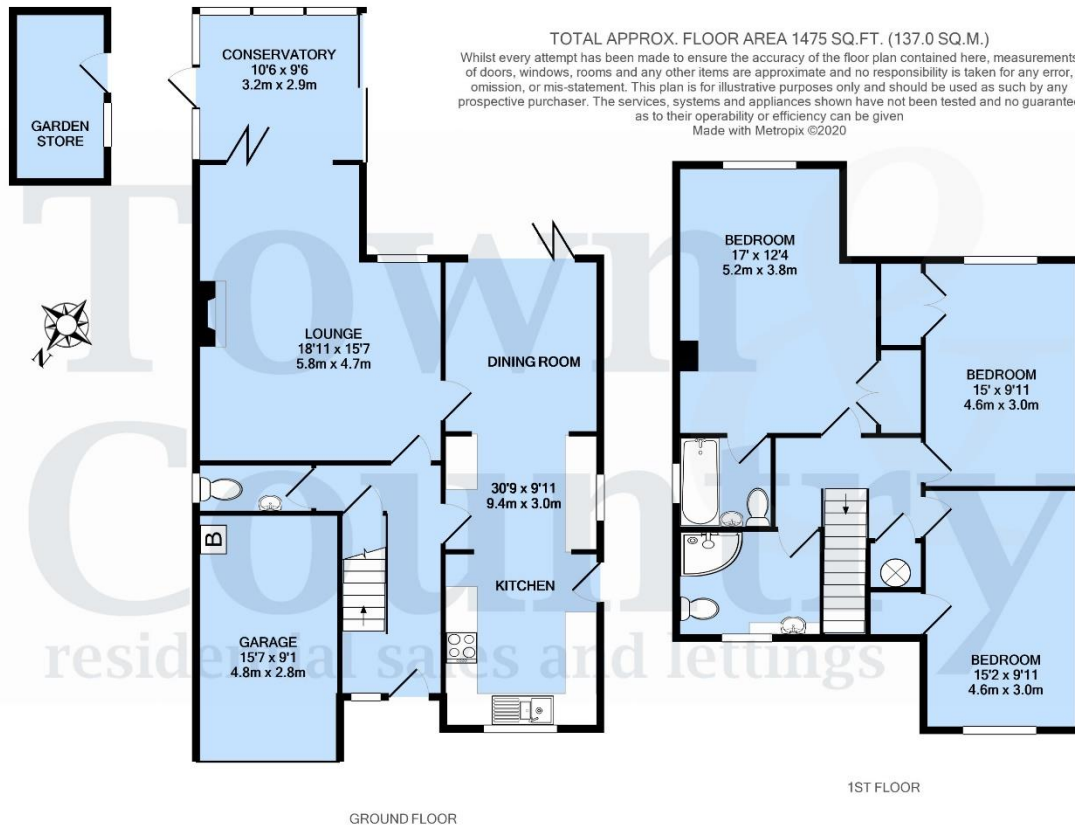


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