

**Church Road, Brightlingsea,  
CO7 0QH**

**Offers in Excess of £370,000 Freehold**



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

Phone: 01206 302288

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[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- **THREE BEDROOM DETACHED EDWARDIAN FAMILY HOME**
- **ORIGINAL CHARACTER FEATURES**
- **HAS FULL PLANNING PERMISSION TO EXTEND**
- **LARGE CONSERVATORY WITH UNDERFLOOR HEATING**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **GENEROUS REAR GARDEN – WITH ACCESS THROUGH TO FRONT OF PROPERTY**
- **INTEGRAL GARAGE**
- **UNDER FLOOR HEATING THROUGH OUT**
- **CLOSE TO COLNE COMMUNITY SCHOOL & COLLEGE**

## TOWN AND COUNTRY RESIDENTIAL

Are delighted offer for sale this HANDSOME THREE BEDROOM DETACHED EDWARDIAN FAMILY HOME, (with option to extend single storey or double storey gaining an extra bedroom planning already approved) offering original fire places, 1930s internal doors, high ceilings, deep skirting boards, bay windows, this elegant home is a rare find opportunity not to be missed, accommodation offers living room, 2nd reception room, conservatory, kitchen, WC, integral garage, the first floor offers THREE double bedrooms, open plan landing, and family bathroom- The outside space that the property offers is also an added bonus and completes the property well

\*\*\* REGISTER YOUR INTEREST TODAY – SCHEDULED VIEWINGS HAPPENING 02/01/20 ALL VIEWINGS MUST BE BOOKED FOR ATTENDANCE FOR THE OPEN EVENT call the sales team for more information

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The accommodation with approximate room sizes are as follows:

#### **OUTSIDE ARCHED PORCH**

Outside open storage space, opening onto hall

#### **GRAND HALLWAY**

Solid oak door, obscured window to front with decorative panelled glass, centre light, radiator, doors leading to: lounge, reception 1, kitchen, garage & W.C

#### **CLOAKROOM**

5' 2" x 3' 4" (1.57m x 1.02m)

Window to front, centre light, under floor heating, tiled flooring, low level W.C, wash hand pedestal basin, part tiled, wall mounted boiler, door leading to: grand hallway

#### **LOUNGE**

11' 11" x 11' 8" (3.63m x 3.55m)

Bay window to front, solid oak flooring, centre light, under floor heating, original fireplace, door leading to grand hallway

#### **RECEPTION ROOM**

12' 11" x 12' 1" (3.93m x 3.68m)

French doors, solid oak flooring, under floor heating, original fireplace, wall mantel shelving, original skirting board, door opening onto: grand hallway

#### **KITCHEN**

10' 4" x 9' 9" (3.15m x 2.97m)

Patio door to conservatory, spot lights, under floor heating, space for gas cooker, integrated dish washer, tiled splash-back, larder cupboard, inset ceramic sink, range of wall and base units, solid wood work tops, fridge freezer



## **CONSERVATORY**

22' 8" x 12' 6" (6.90m x 3.81m)

Window to side and rear, French doors opening onto decking and patio area, under floor heating, solid oak flooring, spacious room, currently used as a playroom/dining area, views onto garden, door leading to: kitchen, reception

## **FIRST FLOOR LANDING**

Window to rear, carpet flooring

## **LOFT**

Insulated

## **BEDROOM 1**

12' 0" x 12' 4" (3.65m x 3.76m)

Bay window to front, carpet flooring, centre light, under floor heating, original fireplace, space for king size bed, wardrobe and furniture, door leading to: landing

## **BEDROOM 2**

13' 5" x 12' 5" (4.09m x 3.78m)

Window to rear, centre light, wood floor boards, under floor heating, double room with views onto rear garden, space for double bed, door leading to: landing

## **BEDROOM 3**

10' 3" x 10' 0" (3.12m x 3.05m)

Window to side, centre light, carpet flooring, under floor heating, space for double bed and furniture, original skirting, door leading to: landing

## FAMILY BATHROOM

9' 11" x 7' 0" (3.02m x 2.13m)

Window to rear, tiled flooring, centre light, towel rail, under floor heating, free standing bath with mixer taps, corner shower, low level W.C, heritage sink

## OUTSIDE

Rear

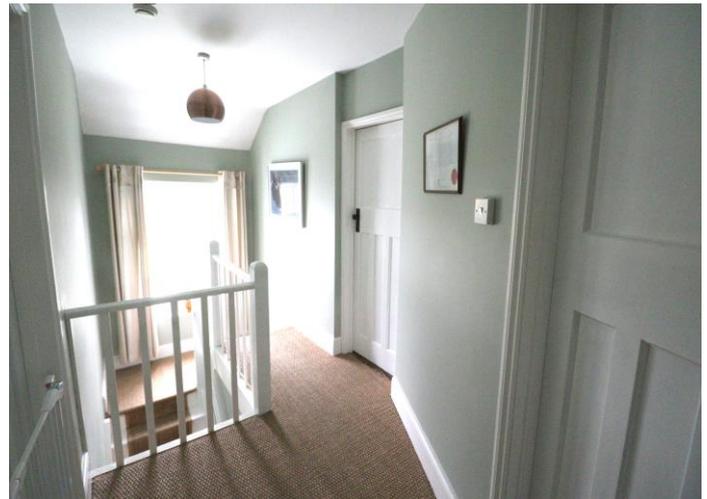
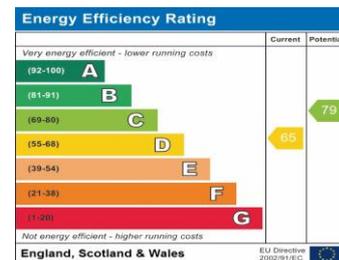
Generous garden including decked area with remainder laid to lawn, vegetable patch

Boundary retained by privacy fencing

Single integral garage with concertina doors and electric

Front

Ample off road parking, with remainder laid to lawn

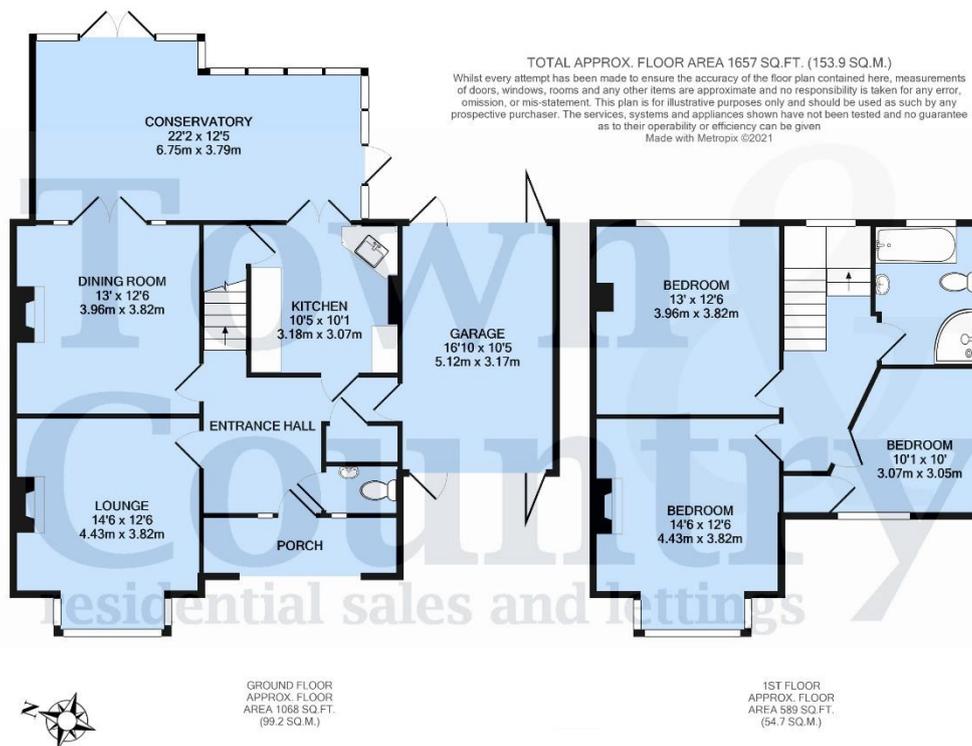


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