

**Furze Crescent, Alresford
CO7 8BN
£360,000 Freehold**

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9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- MODERN LINKED HOUSE
- THREE DOUBLE BEDROOMS
- CLOAKROOM
- DINING HALL
- KITCHEN/BREAKFAST ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- GENEROUS GARDEN
- CARPORT (WITH ACCESS TO REAR GARDEN)
- PARKING
- CUL-DE-SAC LOCATION

A truly superb three double bedroomed modern linked house nestled in this Cul-de-sac village location close to shops and the all important main line railway station.

This generously sized home was constructed to a high standard by the well reputed Vaughan and Blythe building company and has since been kept in pristine condition by the present owner from new.

The property is set out over two floors with the ground floor comprising of dining hall, living room and kitchen/breakfast room and cloakroom. The first floor leads from the landing with three double bedrooms (principal with En-suite shower room) and family bathroom.

Outside there is a block paved parking area with access to a car port which is open to the rear garden.

The property has all the modern features needed for everyday family life and is located within a short walk of a local shopping parade and Alresford railway station.



The accommodation with approximate room sizes are as follows:

DINING HALL

20' 7" x 15' 11" (6.27m x 4.85m)

Double glazed entrance, double glazed window to rear elevation, radiator. Stair flight to first floor landing and storage cupboard under stairs.

LIVING ROOM

16' 3" x 11' 4" (4.95m x 3.45m)

Two double glazed picture windows to rear garden, double glazed French doors to garden, radiator.

KITCHEN/DINER

14' 2" x 8' 10" (4.31m x 2.69m)

Double glazed window to front elevation. Stainless steel single drainer sink unit with mixer tap and cupboards under, range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units. Wall mounted gas fired boiler, (replaced last year), four ring gas hob, electric oven under, space for fridge/freezer, space for washing machine, LVT flooring.

CLOAKROOM

6' 1" x 3' 3" (1.85m x 0.99m)

Extractor fan, low level WC and wash hand basin with tiled splash back, radiator, tiled flooring.



FIRST FLOOR LANDING

Access to loft space, radiator. Double glazed window to rear elevation.

PRINCIPAL BEDROOM

21' 7" x 11' 10" (6.57m x 3.60m)

Two double windows to front elevation, radiator. Fitted wardrobe cupboards and bulk head storage cupboard.

EN-SUITE SHOWER ROOM

8' 0" x 3' 10" (2.44m x 1.17m)

Double glazed window to front elevation, radiator. Low level WC, wash hand basin with mixer tap and shower cubicle with shower unit and screen door. LVT flooring.

BEDROOM TWO

14' 6" x 9' 1" (4.42m x 2.77m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to front elevation, radiator.

FAMILY BATHROOM

7' 0" x 6' 1" (2.13m x 1.85m)

Extractor fan, double glazed frosted window to rear elevation, shaver socket. Low level WC, pedestal wash hand basin with mixer tap and panelled bath with hand grips and mixer tap, radiator, tiled splash backs, LVT flooring.

FRONT GARDEN

Open plan laid mainly to block paving with access to car port.

REAR GARDEN

Paved patio area, laid mainly to lawn, fencing, continuing to side with further lawned area and hard standing to the rear of the car port.

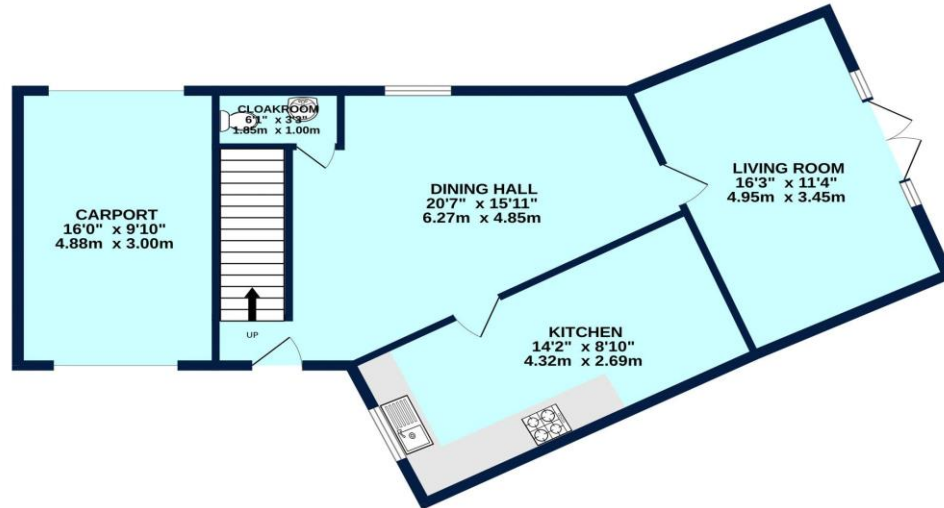




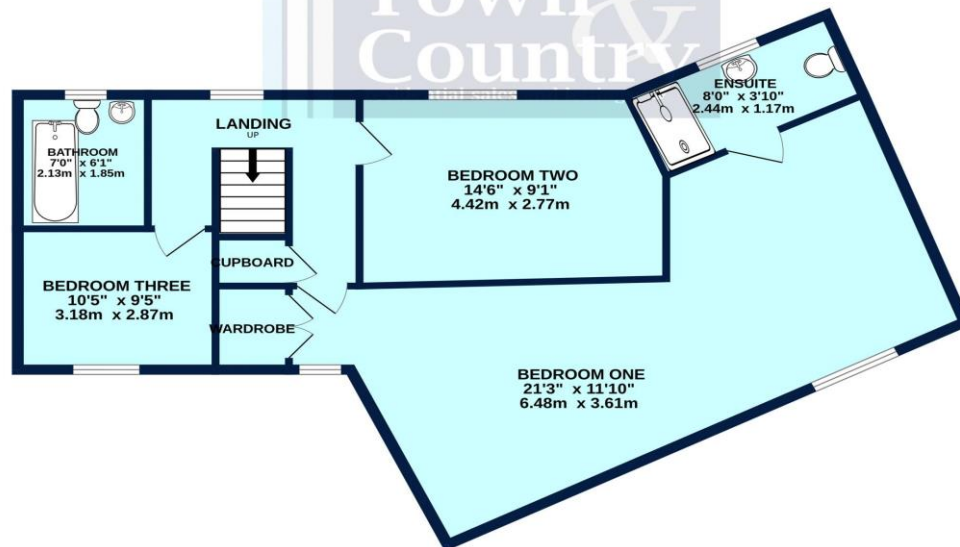


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



FURZE CRESCENT

TOTAL FLOOR AREA : 1018sq.ft. (94.6 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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