

**Jefferson Way, Alresford  
CO7 8GN  
£280,000 Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- FITTED KITCHEN
- LOUNGE/DINER
- FRENCH DOORS TO GARDEN
- REAR VIEWS OVER FIELDS
- WESTERLY FACING GARDEN
- WALKING DISTANCE TO STATION
- MODERN FACILITIES
- DRIVEWAY FOR OFF ROAD PARKING

**\*\* MODERN TWO BEDROOM WELL PRESENTED SEMI-DETACHED YOUNGER FAMILY HOME WITH OPEN FIELD VIEWS TO THE REAR ELEVATION\*\***

Situated on the recently constructed Staunton Gate development is this delightful house just a short walk to a local shopping parade and the all important mainline railway station. For the commuter there is easy access to both Colchester and A120/A12.

The property has been well cared for by the present owners and benefits from all those everyday needs for a busy family.

The property is set out over two floors with the ground floor comprising of entrance hall, kitchen and lounge/diner room and cloakroom.

The first floor has two double bedrooms and family bathroom. Outside there is an open plan front garden with ample off road parking on the driveway.

To the rear a great family garden with open views across fields.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

9' 11" x 3' 9" (3.02m x 1.14m)

Double glazed entrance door. Stair flight to first floor landing, LVT flooring, radiator.

#### **LOUNGE/DINER**

15' 6" x 13' 1" (4.72m x 3.98m)

Two double glazed picture windows and double glazed French doors to garden, vertical radiator. Storage cupboard under stairs.

#### **KITCHEN**

9' 10" x 6' 1" (2.99m x 1.85m)

Double glazed window to front elevation, extractor fan. One and a quarter bowl inset sink unit with cupboards under. Range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Concealed filter hood over four ring gas hob and electric oven under. Space for washing machine, space for fridge/freezer, LVT flooring.

#### **CLOAKROOM**

5' 2" x 3' 0" (1.57m x 0.91m)

Double glazed frosted window to side elevation. Low level WC, and corner wash hand basin with mixer tap and tiled splash backs. LVT flooring, extractor fan, radiator.



### **FIRST FLOOR LANDING**

Access to loft space, radiator. Doors to:

### **BEDROOM ONE**

13' 1" x 10' 1" (3.98m x 3.07m)

Double glazed window to rear elevation with field views, radiator.

### **BEDROOM TWO**

13' 1" x 8' 5" (3.98m x 2.56m)

Two double glazed windows to front elevation, bulkhead storage cupboard, radiator.

### **FAMILY BATHROOM**

6' 7" x 6' 1" (2.01m x 1.85m)

Low level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap, wall mounted shower unit and shower screen. Tiled splash backs, extractor fan, LVT flooring. radiator.

### **FRONT GARDEN**

Open plan with coloured stones and chippings, paved pathway, tarmac driveway providing off road parking. Side access via wooden gate.

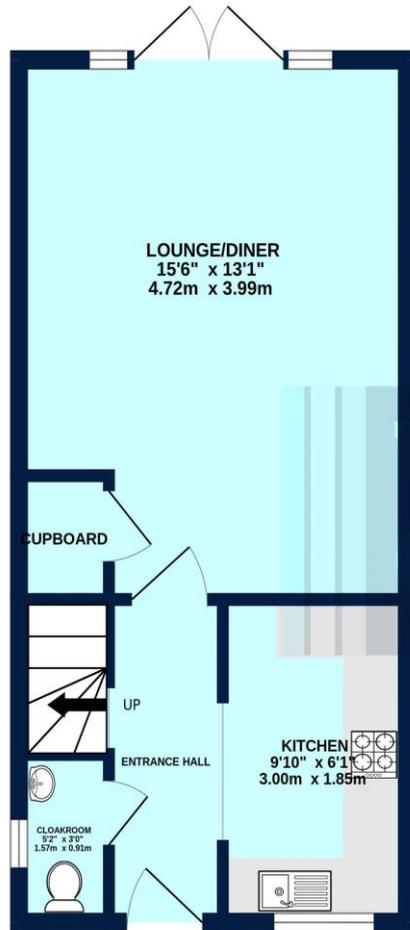
### **REAR GARDEN**

Approximately 40ft in length. Paved patio, lawned area with flower beds, open field views. Timber storage shed, outside water tap.

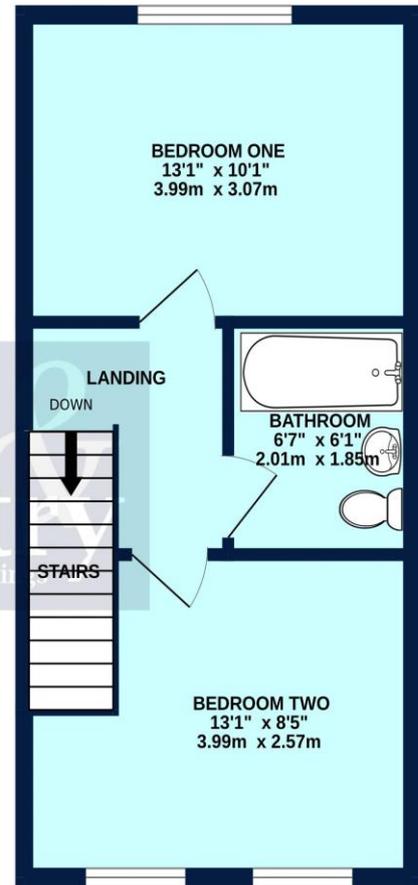


Score	Energy rating	Current	Potential
92+	A		123 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
337 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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