

**Pyefleet Close, Brightlingsea
CO7 0LL
£315,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **Three/Four Bedroom Semi-Detached Family Home**
- **Lounge**
- **Kitchen with Open Plan Dining Room**
- **Further Reception Room/Study**
- **Family Bathroom and Ground Floor Cloakroom**
- **Easy Potential for En-Suite to Principal Bedroom**
- **South Facing Rear Garden**
- **Attached Garage and Off Road Parking**
- **Quiet No Through Road**
- **Easy Walk to Beach, Shops and Schools**

***** EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOME OFFERING REALLY FLEXIBLE AND GOOD SIZED FAMILY ACCOMMODATION*****

Positioned on the ever popular Manor Estate, on the ground floor you will find well planned out rooms which flow easily from room to room - perfect for family living. The bright lounge, which is at the back of the house, overlooks the south facing rear garden.

The kitchen is open plan to the dining area and a ground floor cloakroom provides convenience for a busy family. A further reception room to the front of the house is currently utilised as a bedroom which provides adaptable living or sleeping space to suit family needs. This would also make for a great work from home space.

On the first floor are three double bedrooms with the principal room having a handy dressing room, which could be easily re-configured to provide an En-suite as it sits directly next to the family bathroom.

A notable feature to this home is the south-facing garden and patio which is a real sun trap!

Brightlingsea has good bus transport connections into Colchester and a choice of railway stations are within a few minutes drive with direct connections to London Liverpool Street. Road links providing easy access to the A120 and A12 for routes towards Colchester, Chelmsford and beyond are a few minutes drive.

EXCELLENT CENTRAL LOCATION PERFECT FOR FAMILIES

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

RECEPTION ONE/LOUNGE

15' 10" x 11' 8" (4.82m x 3.55m)

DINING ROOM

9' 3" x 8' 10" (2.82m x 2.69m)

KITCHEN

15' 1" x 6' 8" (4.59m x 2.03m)

RECEPTION TWO/BEDROOM FOUR

12' 9" x 7' 2" (3.88m x 2.18m)



FIRST FLOOR LANDING

BEDROOM ONE

15' 2" x 11' 0" (4.62m x 3.35m)

DRESSING ROOM/POTENTIAL EN-SUITE

7' 1" x 5' 10" (2.16m x 1.78m)

BEDROOM TWO

11' 1" x 10' 3" (3.38m x 3.12m)

BEDROOM THREE

9' 11" x 7' 2" (3.02m x 2.18m)

BATHROOM

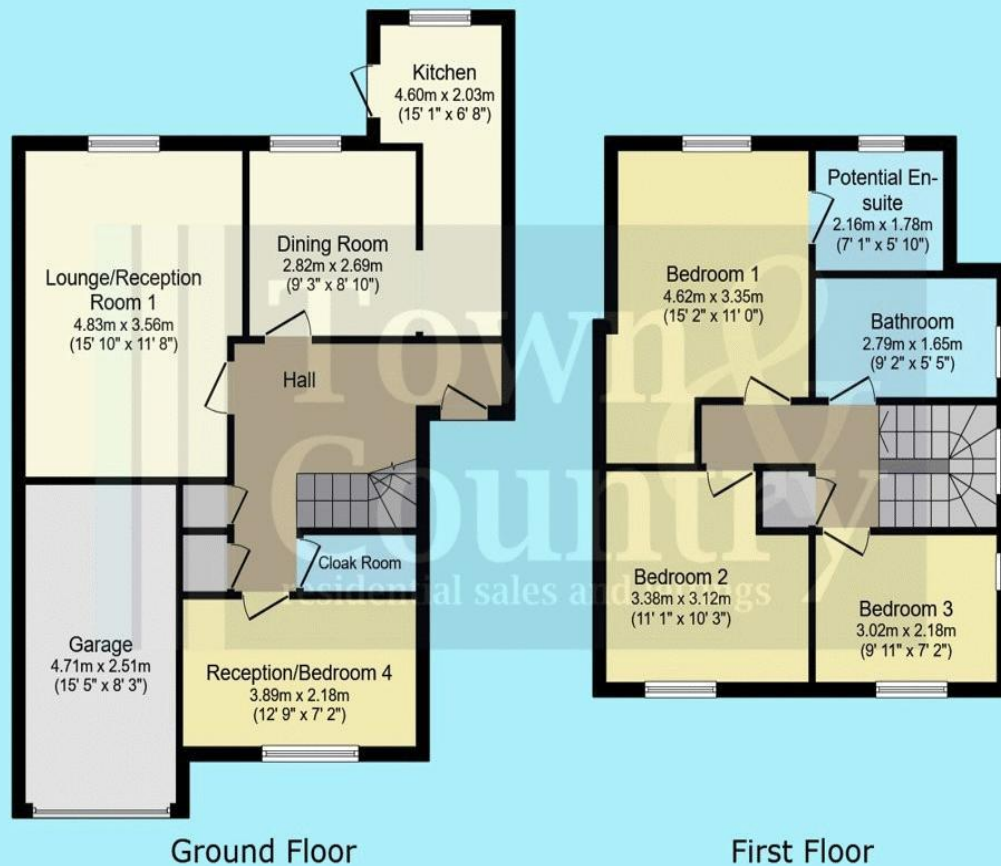
9' 11" x 7' 2" (3.02m x 2.18m)

FRONT & REAR GARDEN PLUS GARAGE









Total floor area: 117.2 sq.m. (1,261 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.