Birch Avenue, Great Bentley
CO7 8LR
Offers in Excess of £325,000 Freehold

Town & Country
residential sales and lettings







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

Town & Country
residential sales and lettings





- **VILLAGE LOCATION**
- **SEMI-DETACHED HOUSE**
- **THREE GOOD SIZED BEDROOMS**
- **FITTED KITCHEN/DINER**
- **CONSERVATORY**
- **STUDO/BEDROOM WITH SHOWER ROOM**
- **IMMACULATE CONDITION**
- **CLOSE TO LOCAL PRIMARY SCHOOL (STA)**
- **WALKING DISTANCE TO RAILWAY STATION**
- **AMPLE OFF ROAD PARKING**

A TRULY IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE LOCATED ON THIS VILLAGE DEVELOPMENT

This outstanding family home has been lovingly improved over the last 12 years by the present owner. Well presented property with light and airy accommodation set out over two floors.

On entering the property, the glazed internal doors provide light to the well appointed living room and seamlessly through to the modern kitchen with dining area and further glazed double doors into the conservatory. There is also a cloakroom just off the hallway.

The first floor landing leads to three exceptionally space bedrooms, served by a family bathroom.

Outside the garage has been converted into a studio/bedroom with access via double glazed doors. A modern shower room off the main room adds to versatility.

Outside the front has more than ample parking with a large block paved parking area. The rear garden is well laid out with a good sized patio and circular lawned area.

An appointment to view this property internally should be made to avoid genuine disappointment.

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

Double glazed frosted entrance door, stair flight to first floor landing. LVT flooring, glazed door to living room.

LIVING ROOM

13' 10'' x 12' 10'' (4.21m x 3.91m)

Double glazed window to front elevation, media centre with storage cupboards, radiator.

DINING AREA

9' 10'' x 8' 9'' (2.99m x 2.66m)

A range of floor standing storage cupboards with work top/shelving above. Two double glazed picture windows and glazed double doors to conservatory.

KITCHEN

10' 1'' x 9' 9'' (3.07m x 2.97m)

Recessed lighting, double glazed window to rear garden, double glazed frosted glazed door to side. Stainless steel inset single drainer sink unit with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work surfaces and wall mounted matching cupboards. Integrated washing machine, integrated freezer, tall standing pull out larder and space for fridge/freezer. Stainless steel filter hood over four ring hob, built-in electric oven with microwave over. Built-in larder cupboard, LVT flooring.

CONSERVATORY

8' 10'' x 7' 11'' (2.69m x 2.41m)

Double glazed windows to two elevations, double glazed borrow light window to side, double glazed French doors to garden. Electric panel radiator, ceiling fan/light, wood laminate flooring.

CLOAKROOM

4' 9'' x 3' 7'' (1.45m x 1.09m)

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





FIRST FLOOR LANDING

Access to loft space with loft ladder, built-in storage cupboard.

BEDROOM ONE

11' 7'' x 9' 1'' (3.53m x 2.77m)

Double glazed window to front elevation, built-in double wardrobe cupboard, laminate flooring, radiator.

BEDROOM TWO

11' 10'' x 9' 8'' (3.60m x 2.94m)

Double glazed window to rear elevation, built-in double wardrobe cupboard, radiator.

BEDROOM THREE

9' 1'' x 8' 8'' (2.77m x 2.64m)

Double glazed window to front elevation, radiator.

FAMILY BATHROOM

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

Double glazed frosted window to rear elevation. Low level WC, wash hand basin with vanity cupboards under and 'P' shaped bath with mixer tap shower to walls. Heated towel radiator, tiled walls. LVT flooring.

FRONT GARDEN

Open plan laid mainly to block paving for ample off road parking.

GARDEN STUDIO/BEDROOM

12' 9'' x 7' 11'' (3.88m x 2.41m)

Access via double glazed French doors, electric panel radiator, wood laminate flooring. Door to:

Shower Room: 7'11" x 3'1":

Extractor fan, glazed frosted window to one elevation. Low level WC, wash hand basin with vanity cupboard and shower cubicle with shower unit. Heated towel radiator (electric), tiled walls and tiled flooring.

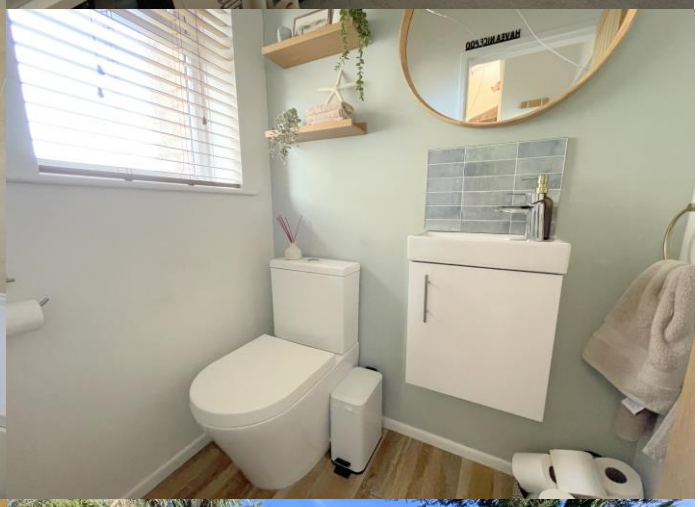
REAR GARDEN

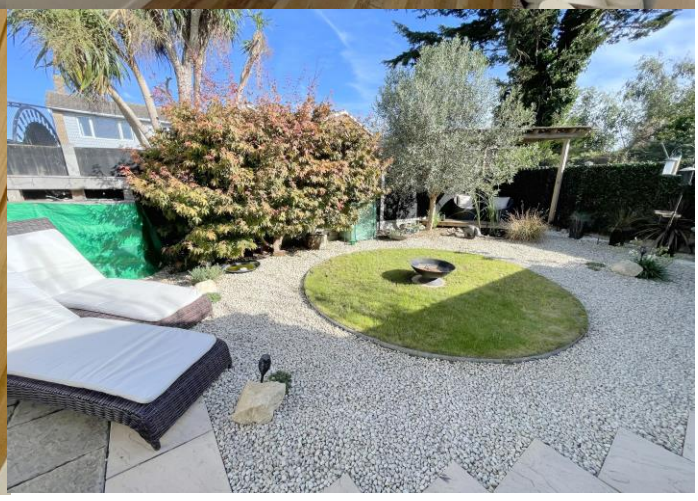
Paved patio, circular lawned area, outside water tap. Side access timber shed, timber Pergola with seating area, coloured stones and shingle.



Town & Country
residential sales and lettings





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

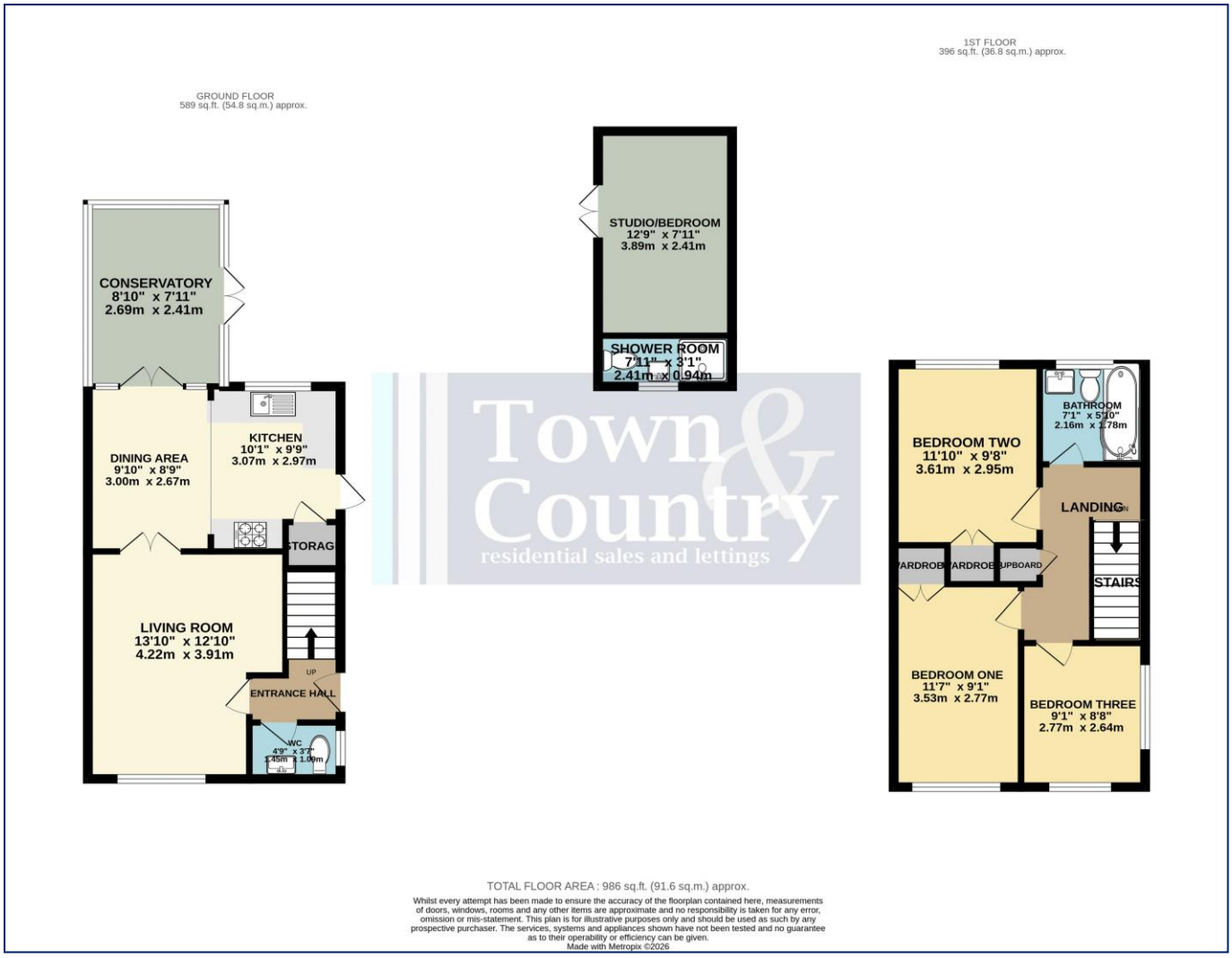
Town & Country
residential sales and lettings

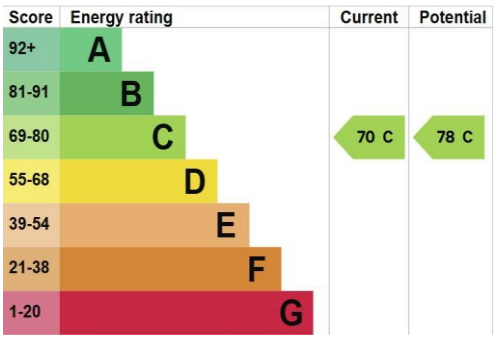







9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk





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.

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

www.townandcountryresidential.co.uk