

**Aspen Close, Canvey Island
SS8 9JJ
Offers in Excess of £400,000 Freehold**

Town & Country
residential sales and lettings



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



- **RENOVATED & EXTENDED TWO BEDROOM BUNGALOW**
- **OPEN PLAN KITCHEN/LOUNGE/DINER**
- **BI-FOLD DOORS TO GARDEN**
- **INTEGRATED BOSCH APPLIANCES**
- **PRINCIPAL BEDROOM FEATURES AIR-CONDITIONING**
- **CONTEMPORARY BATHROOM**
- **DRIVEWAY AND OFF STREET PARKING**
- **PLANNING APPROVED FOR LOFT EXTENSION**
- **LANDSCAPED REAR GARDEN**
- **CONVENIENT LOCATION FOR SHOPS/SCHOOLS & TRANSPORT LINKS**

**** RENOVATED & EXTENDED ****

Outstanding two bedroom, semi-detached bungalow, which has undergone a stunning renovation both inside and out, including a rear extension to create a fabulous open plan kitchen/lounge living space with Bi-Fold doors allowing access to the newly transformed garden.

The contemporary fitted kitchen is a standout feature, equipped with Bosch integrated appliances, impressive Island and ample space for dining. Opening into the 24ft lounge, with a fitted Log Burner and large Roof Lantern which allows an abundance of light, this really is an impressive socialising space for both family and friends.

Both double bedrooms feature Bay Windows, with the Principal Bedroom housing an Air-Conditioning unit for year round comfort. The contemporary bathroom offers a modern and practical space for everyday use. The utility room completes the interior of the property. Whether you step through the Bi-Fold doors, or access the rear garden through the wide sideway, you are treated to a fantastic landscaped garden, complete with raised patio with an area for seating and Bar-B-Q's. The lawn and flower beds are for those who are slightly more energetic.

For those seeking future potential, the large loft space offers scope for a loft extension, which already has planning permission granted, adding even more space to this already fantastic home. In addition, the property offers driveway and off street parking. Conveniently located near local shops, schools and transport links, this immaculately presented property is ready to welcome its new owners. Don't miss the opportunity to view this exceptional bungalow.

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

Partially glazed Composite entrance door. Engineered wood flooring, centre light, radiator.

OPEN PLAN KITCHEN

16' 4" x 9' 9" (4.97m x 2.97m)

Engineered wood flooring, inset spot lights. Range of gloss wall and base units with contrasting worktop inset Butler sink. Integrated Bosch appliances including hob with extractor over, double oven, microwave and coffee machine. Centre Island housing fridge, freezer and wine cooler.

OPEN PLAN LOUNGE/DINER

27' 4" x 14' 3" (8.32m x 4.34m)

Bi-Fold doors to rear, inset spot lights, two contemporary radiators. Engineered wood flooring, feature fireplace with Log Burner. Roof Lantern.

UTILITY ROOM

9' 1" x 5' 9" (2.77m x 1.75m)

Engineered wood flooring, centre light, window to side.



BEDROOM ONE

12' 1" x 10' 10" (3.68m x 3.30m)

Bay window to front aspect, carpet flooring, centre light, vertical radiator, air-conditioning unit.

BEDROOM TWO

11' 7" x 9' 5" (3.53m x 2.87m)

Bay window to front, centre light, vertical radiator, built-in cupboard. Engineered wood flooring.

FAMILY BATHROOM

6' 7" x 5' 4" (2.01m x 1.62m)

Obscured window to side, tiled flooring, inset spot lights. "P" shaped bath with shower over, vanity unit and low level WC. Heated towel rail, fully tiled walls.

EXTERIOR

FRONT

Laid to lawn, side access to rear.

REAR

Hard landscaped multi-level patio, laid to lawn, side access.

AGENT'S NOTE

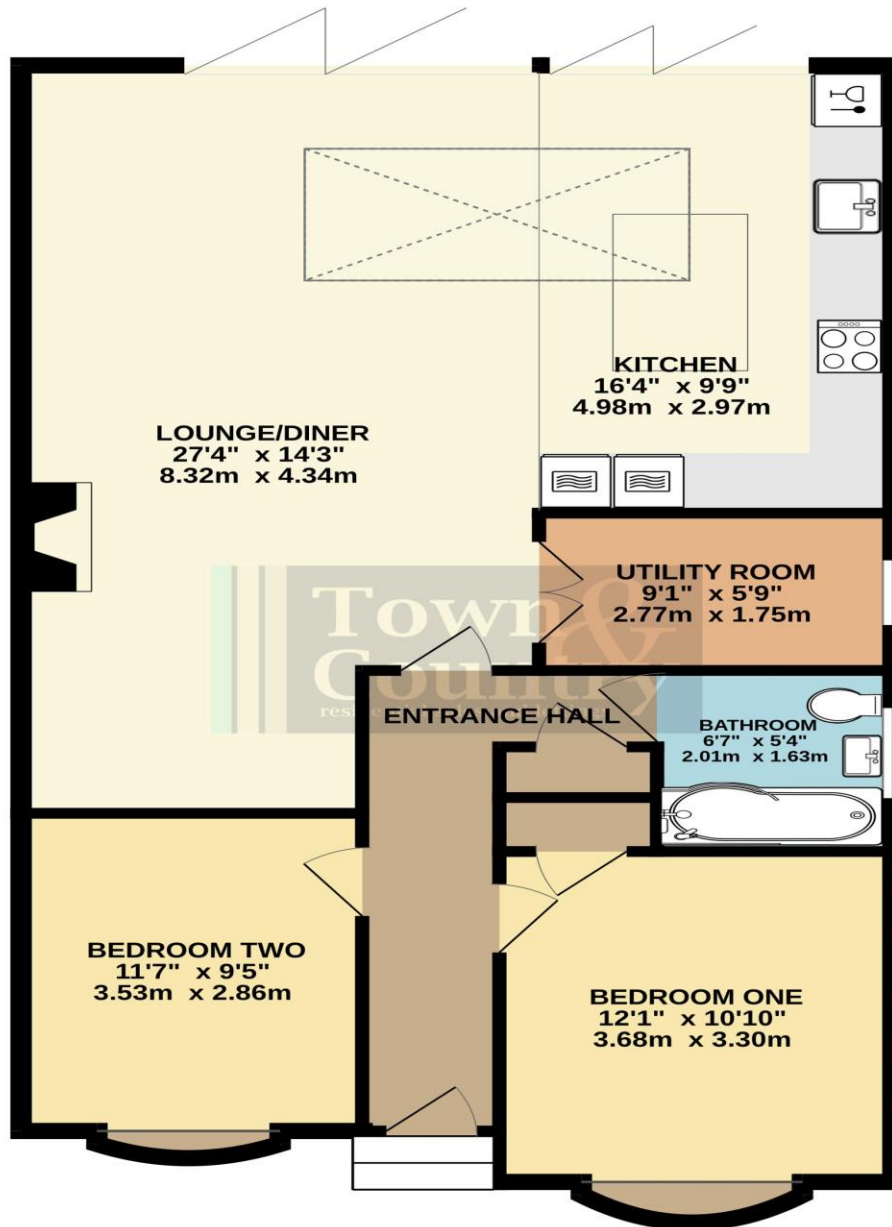
The owners have plans (subject to approval) for the roof space to be expanded into a bedroom, En-suite and dressing room.







967 sq.ft. (89.8 sq.m.) approx.



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