

**Woodford Walk, Alresford
CO7 8FN
Offers in Excess of £350,000 Freehold**



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



- MODERN FAMILY HOME (2020)
- SEMI-DETACHED
- THREE BEDROOMS
- KITCHEN/DINER
- EN-SUITE SHOWER ROOM

- FAMILY BATHROOM & CLOAKROOM
- CLOSE TO SHOPS AND STATION
- SOUTH WESTERLY FACING GARDEN
- 22'7 GARAGE AND DRIVEWAY
- VIEWS OVER FISHING LAKE

A truly superb modern three bedroom semi-detached home located in this great position with views of a fishing lake.

This lovely well planned house has all the modern features needed for a young families' day to day needs, which include spacious hallway, ground floor cloakroom, living room with French doors to garden, 17ft kitchen/diner with appliances, principal bedroom with En-suite, two further bedrooms and a good sized family bathroom.

Outside there is a south westerly facing enclosed garden with access via a personal door to the garage.

An early appointment to view would be advised to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door. Built in cloak cupboard, wall mounted thermostat, LVT flooring, radiator. Staircase to first floor landing.

LIVING ROOM

16' 8" x 9' 10" (5.08m x 2.99m)

Double glazed window to front elevation with views to fishing lake, two double glazed picture windows, double glazed French doors to rear garden, two radiators.

KITCHEN/DINER

17' 10" x 9' 9" (5.43m x 2.97m)

Double glazed window to front (with views) and side elevation, extractor fan, recessed lighting, radiator. One and a quarter bowl inset sink unit with cupboards under, a range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards. Concealed wall mounted gas boiler, filter hood over four ring gas hob, built in electric oven and grill. Pull out larder unit, integrated fridge/freezer, washing machine and slimline dishwasher. LED kickboard lighting.

CLOAKROOM

5' 9" x 3' 3" (1.75m x 0.99m)

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



FIRST FLOOR LANDING

Radiator and access to loft space. Doors to:

BEDROOM ONE

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to front elevation (with views to fishing lake) double glazed window to side elevation, radiator and door to En-suite.

EN-SUITE SHOWER ROOM

10' 1" x 3' 11" (3.07m x 1.19m)

Extractor fan, recessed lighting, heated towel radiator, shaver socket, LVT flooring. Low level WC, pedestal wash hand basin with tiled splash back and built in shower unit with shower and screen door.

BEDROOM TWO

9' 8" x 9' 4" (2.94m x 2.84m)

Double glazed window to front elevation (with views), double glazed window to side elevation and radiator.

BEDROOM THREE

9' 8" x 5' 3" (2.94m x 1.60m)

Double glazed window to side elevation, radiator. Wall to wall fitted wardrobe cupboards.

FAMILY BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m)

Extractor fan, recessed lighting, low level WC, pedestal wash hand basin with tiled splash back, panel bath with mixer tap and separate shower unit over, shower screen, heated towel radiator, tiled splash backs and LVT flooring.

FRONT GARDEN

Open plan with lawned areas continuing to the side aspect. Adjacent driveway, block paved with access to garage.

REAR GARDEN

38' 0" x 26' 0" (11.57m x 7.92m)

South westerly facing, outside water tap, paved patio area and pathway, enclosed by fencing, personal door to garage and side access.

GARAGE

22' 7" x 9' 10" (6.88m x 2.99m)

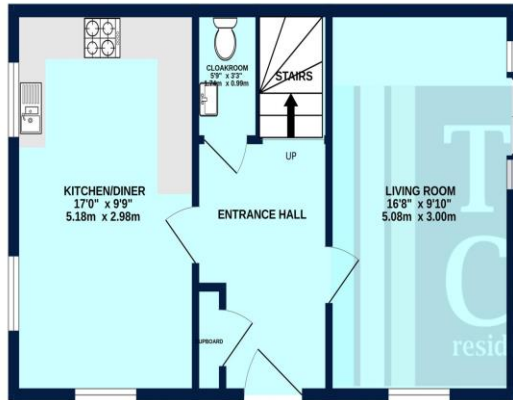
Up and over door, power and light connected, with personal door to garden and eaves storage space.







GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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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Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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