

**Church Road, Brightlingsea
CO7 0JF
Guide Price £475,000-£495,000
Freehold**





- **WALKING DISTANCE TO TOWN CENTRE/WATERFRONT/SCHOOLS**
- **DETACHED FAMILY HOME**
- **THREE DOUBLE BEDROOMS**
- **OPEN PLAN KITCHEN/DINER**
- **FAMILY BATHROOM**
- **SEPARATE SHOWER ROOM**
- **PRINCIPAL BEDROOM with EN-SUITE**
- **OFF ROAD PARKING & GARAGE**
- **LARGE WESTERLY FACING GARDEN with RAISED DECKING AREA**
- **FLEXIBLE LIVING AREA INCLUDING LOFT ROOM**

**** SPACIOUS THREE BEDROOM DETACHED HOUSE ****

Ideally located within walking distance to the Town Centre, Beach/Waterfront and Schools, this generously sized, three bedroom detached house, features flexible living areas which can be adapted to suit all needs.

Downstairs, the property features a large open-plan kitchen/dining space, overlooking the Westerly facing garden, which is a fabulous entertaining space for family or friends to enjoy. The lounge, which also overlooks the garden is flooded with natural light and offers an ideal space to relax. Completing the ground floor you will find a full size bathroom, utility room and a very useful drying area for clothes.

To the first floor you find the three double bedrooms, the roomy Principal Bedroom incorporates fitted wardrobes and an En-suite for ease, the second double is a fantastic size with double aspect windows which create a light and airy feel. The third bedroom and shower-room complete the floor. The second floor houses a loft room which is currently used as a bedroom/work area dependant on your own personal requirements.

Outside there is off road parking for two vehicles, a detached garage, side access to the multi-level garden which is laid to lawn and features a wonderful raised decking area to enjoy those lazy summer evenings on. This home is ideally suited to families looking for a blend of space, functionality, location, and a warm, welcoming ambience. Every aspect of this property has been thought of, resulting in a truly unique and beautiful home that awaits its new owners.

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed entrance door.

ENTRANCE HALL

Glazed uPVC door, vinyl tiled flooring, centre lights, radiator. Stairs to first floor landing, under stairs cupboard.

KITCHEN/DINER

32' 10" x 14' 1" (10.00m x 4.29m)

Windows to front, side and rear aspects, French doors to rear garden, laminate flooring, inset spot & centre lights, under-floor heating. Range of Country Style Shaker wall and base units with contrasting Marble effect worktop, 1½ bowl stainless steel sink/drain, integrated dishwasher, gas Range cooker with extractor over, space for fridge/freezer, centre island with breakfast bar.

LOUNGE

14' 9" x 14' 4" (4.49m x 4.37m)

Windows to side and rear aspects, carpet flooring, wall mounted lights, radiator.

UTILITY ROOM

10' 3" x 4' 11" (3.12m x 1.50m)

Obscured window to front aspect, tiled flooring, centre light, radiator. Range of wall and base units with stainless steel sink/drain, space for washing machine, tumble dryer, wall mounted boiler.

FAMILY BATHROOM

10' 0" x 8' 10" (3.05m x 2.69m)

Obscured window to front aspect, tiled flooring, centre light, under-floor heating. Panelled bath, low level WC, pedestal wash hand basin, bidet, fully tiled walls.

STORAGE/DRYING ROOM

10' 2" x 3' 6" (3.10m x 1.07m)

Window to side aspect, carpet flooring, centre light.



FIRST FLOOR LANDING

Stairs to second floor Loft Room, work space.

BEDROOM ONE

19' 5" x 14' 7" (5.91m x 4.44m)

Dual aspect windows to side and rear aspects, carpet flooring, inset spot lights, two radiators, fitted wardrobes.

EN-SUITE

8' 2" x 3' 9" (2.49m x 1.14m)

Velux style roof light, vinyl flooring, inset spot lights. Shower enclosure, low level WC and pedestal wash hand basin, heated towel rail, fully tiled walls.

BEDROOM TWO

14' 2" x 14' 1" (4.31m x 4.29m)

Windows to front and side aspects, carpet flooring, centre light, radiator.

BEDROOM THREE

13' 2" x 8' 7" (4.01m x 2.61m)

Windows to front and side aspects, carpet flooring, centre light, radiator.

SHOWER ROOM

6' 9" x 6' 0" (2.06m x 1.83m)

Obscured window to side aspect, vinyl flooring, centre light, radiator. Shower enclosure, low level WC and pedestal wash hand basin, fully tiled walls.

SECOND FLOOR LOFT ROOM

14' 7" x 10' 8" (4.44m x 3.25m)

Velux style roof light, carpet flooring, centre light, radiator, under-eaves storage.

EXTERIOR

FRONT

Walled garden, off road parking for two vehicles, garage, side access to garden.

REAR

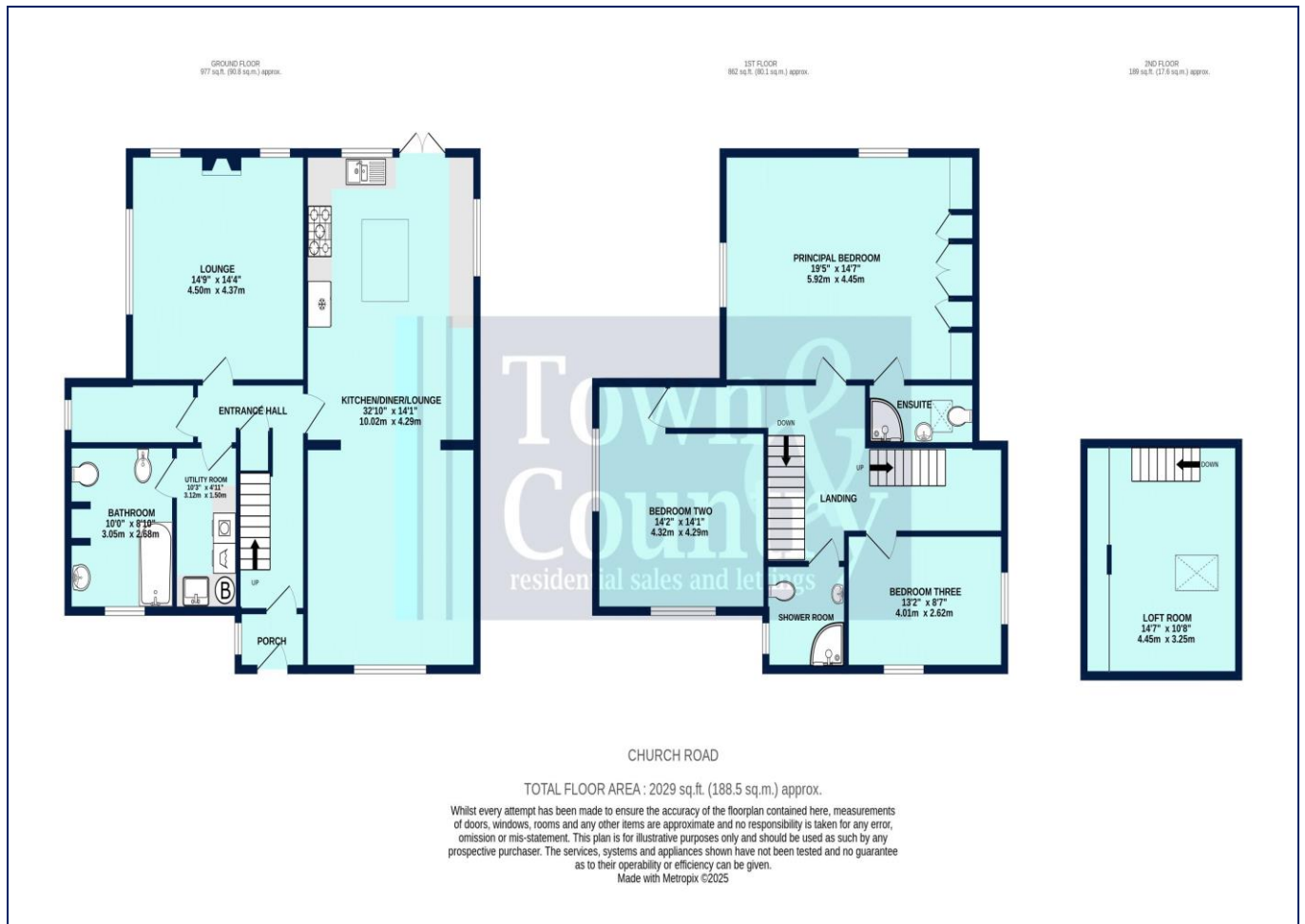
Raised decking, laid to lawn, mature trees and shrubs, garden pond, Concrete Air Raid Shelter, hard standing area.











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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