

**Park Drive, Brightlingsea
CO7 0UB
£340,000 Freehold**

Town & Country
residential sales and lettings



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- MANOR DEVELOPMENT
- IMMACULATELY PRESENTED & EXTENDED
- SEMI-DETACHED CHALET BUNGALOW
- THREE BEDROOMS

- OPEN PLAN FITTED KITCHEN/DINER
- BI-FOLDING DOORS
- EN-SUITE SHOWER ROOM
- GARAGE
- DRIVEWAY WITH AMPLE PARKING
- ACCESS TO TOWN CENTRE & MARINA

****A TRULY IMMACULATE EXTENDED AND HEAVILY IMPROVED THREE BEDROOM CHALET BUNGALOW POSITIONED ON THE REPUTED MANOR DEVELOPMENT****

Located in this convenient, frequently requested area, is this well planned spacious home. With the town centre and Marina just a short walk, the property would suit either a family or semi-retired persons looking to be either close to shops or local schooling.

The property is extremely well presented and boasts all of those modern everyday needs including gas central heating, double glazing, Bi-folding doors in the generous kitchen/diner, two bathrooms, utility cupboard and a dressing room off the main bedroom. The accommodation has been vastly improved and is now set out over two floors.

The ground floor consists of entrance hall, living room, kitchen/diner, family bathroom and ground floor bedroom three. The first floor has been added with a landing area, principal bedroom (with walk-in dressing room and separate En-suite). There is also a good sized second bedroom as well. Outside there is an open plan front garden with block paved driveway and the enclosed rear garden is set out with two patio areas.

THIS IS ONE PROPERTY NOT TO BE MISSED



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed frosted entrance door. Recessed lighting, built-in cloaks cupboard. Stairs to first floor landing, LVT flooring, vertical radiator.

LIVING ROOM

16' 10" x 11' 9" (5.13m x 3.58m)

Double glazed window to front elevation. Alcove with electric log style burner and media wall surround to fire place, radiator.

KITCHEN/DINER

14' 1" x 13' 0" (4.29m x 3.96m)

Double glazed window to rear elevation and double glazed Bi-folding doors to garden, recessed lighting, ceiling speaker system. Single bowl single drainer sink area with mixer tap and cupboards under. Range of modern cupboards with matching wall mounted cupboards over and courtesy lighting. Integrated dishwasher, flush wall mounted filter hood over a five ring gas hob, built-in microwave oven and electric oven inset to tall standing storage units. Pull out larder unit and wine cooler. LVT flooring, vertical radiator.

BEDROOM THREE

9' 6" x 9' 0" (2.89m x 2.74m)

Double glazed window to front elevation, storage under stairs, radiator.

FAMILY BATHROOM

9' 8" x 7' 2" (2.94m x 2.18m)

Double glazed frosted window to rear elevation, recessed lighting, extractor fan. Low level WC, wash hand basin with mixer tap and vanity cupboard under and freestanding bath with mixer tap shower spray. Fitted utility cupboard with space for washing machine and storage. Tiled flooring, heated towel radiator.



PRINCIPAL BEDROOM

13' 2" x 10' 1" (4.01m x 3.07m)

Double glazed window to rear elevation, radiator. Walk-in dressing room (with courtesy lighting).

EN-SUITE

7' 2" x 5' 3" (2.18m x 1.60m)

Low level WC, wash hand basin with mixer tap and vanity cupboard under, corner shower unit with curved screen doors. Heated towel rail, tiled flooring, extractor fan.

BEDROOM TWO

9' 10" x 9' 0" (2.99m x 2.74m)

Double glazed window to rear elevation and radiator.

FRONT GARDEN

Open plan laid mainly to lawn with flower beds and borders. Block paved driveway with access to garage.

GARAGE

17' 6" x 8' 11" (5.33m x 2.72m)

Roll up electric door, power and lighting.

REAR GARDEN

Paved patio area, laid mainly to lawn, raised flower beds, further raised patio area. Outside water tap and side access.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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.