

**Greenhurst Road, Brightlingsea
CO7 0EX
£385,000 Freehold**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- EXTENDED SEMI-DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- EN-SUITE SHOWER ROOM
- LIVING AREA AND DINING AREA
- UTILITY ROOM
- FIRST FLOOR PRINCIPAL BEDROOM
- INTEGRAL GARAGE
- DRIVEWAY
- IMMACULATE CONDITION

****A STUNNING WELL PRESENTED THREE BEDROOM SEMI-DETACHED BUNGALOW IN THIS LOVELY CUL-DE-SAC LOCATION****

A fantastic opportunity to acquire this immaculate residence. The property has been heavily extended making this a great home and offering amazing versatility as either later living, downsizing or a family purchase.

The first floor extension now adds a spacious double bedroom with En-suite doubling as principal bedroom or guest suite accommodation. The ground floor has the main living area with well planned light and airy rooms consisting of large entrance hall and inner area, living area, dining area, fitted kitchen, ground floor bathroom, utility room, two further bedrooms and access to an integral oversized garage.

All the rooms are in well decorated and kept in excellent condition.

Outside there is an open plan front garden with access to the garage and side access to the rear garden.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

21' 1" x 7' 1" (6.42m x 2.16m)

Double glazed entrance door, radiator, wall mounted thermostat. Personnel door to garage. Stairs to first floor landing.

INNER HALL

Access to loft space, radiator, built in storage cupboard and wood laminate flooring.

LIVING AREA

12' 4" x 11' 10" (3.76m x 3.60m)

Recessed lighting, double glazed patio doors to rear garden. Laminate flooring, feature vertical radiator.

DINING AREA

16' 8" x 12' 0" (5.08m x 3.65m)

Recessed lighting, double glazed window to front elevation, built in log burner to chimney alcove. Wood laminate flooring, radiator.

KITCHEN

11' 8" x 9' 5" (3.55m x 2.87m)

Double glazed window to front elevation, recessed lighting. One and a quarter bowl inset sink unit with mixer taps and cupboards under. Range of floor standing cupboard drawers and units with adjacent work tops, wall mounted matching cupboards. Integrated dishwasher and integrated fridge/freezer. Pull out tall standing larder, stainless steel filter hood over a range cooker area, water softener.

UTILITY ROOM

7' 1" x 6' 4" (2.16m x 1.93m)

Double glazed door to garden, double glazed window to rear elevation. Wall mounted gas boiler, circular bowl sink unit and drainer cupboards under. Space for washing machine, space for tumble dryer, tiled flooring, extractor fan.



BEDROOM TWO

10' 11" x 9' 7" (3.32m x 2.92m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

11' 10" x 8' 2" (3.60m x 2.49m)

Double glazed window to rear elevation, radiator.

BATHROOM

7' 2" x 5' 9" (2.18m x 1.75m)

Extractor/light, drop light switch, shaver socket. Low level WC, wash hand basin with mixer tap and vanity cupboard under and jacuzzi style bath. Heated towel rail, tiled walls.

FIRST FLOOR LANDING

Doubling as an office area, two built in eaves cupboards.

PRINCIPAL BEDROOM

17' 8" x 11' 11" (5.38m x 3.63m)

Velux style window to front elevation, double glazed window to rear elevation, radiator. Door to:

EN-SUITE

5' 9" x 5' 1" (1.75m x 1.55m)

Extractor fan, double glazed frosted window to rear elevation. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard under and corner shower with shower unit with tiled walls and screen door. Shaver/socket, heated towel radiator.

INTEGRAL GARAGE

Up and over electric door, power and lighting. Plumbing for further washing machine. Personal door to entrance hall.

FRONT GARDEN

Open plan frontage, stones and shingle area with shrub borders. Lawn area, power point, security lighting, driveway providing off street parking and leading to Garage.

REAR GARDEN

Commencing with lawned area and crazy paved patio area. Stones and shingle area and further paved area. Flower beds and timber shed. Power points and security lighting, outside water tap, side access.

AGENT'S NOTE

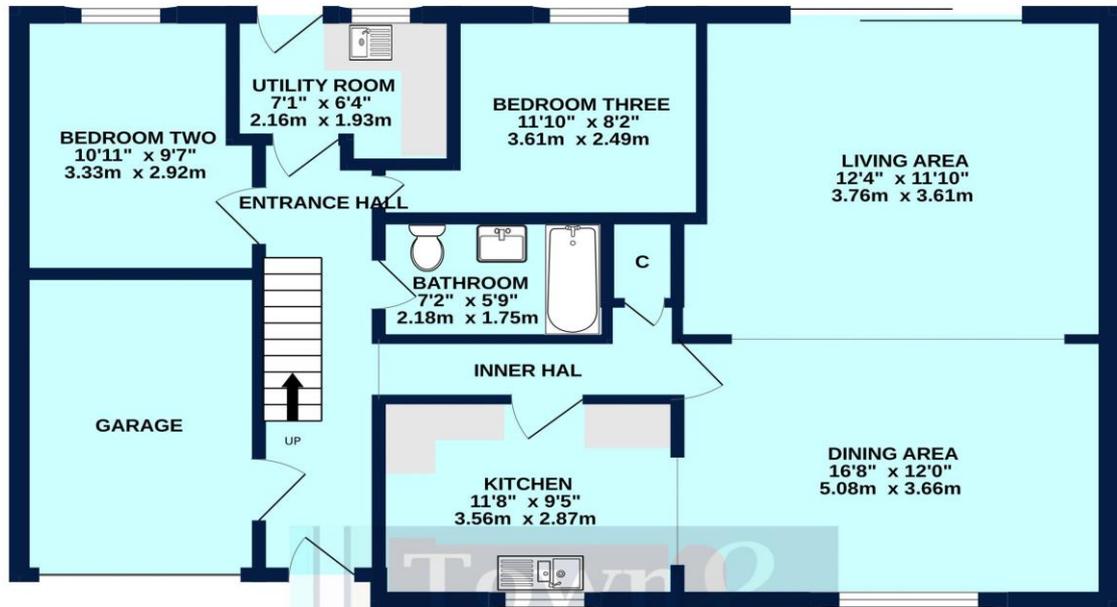
There is current planning to extend through the landing wall to access the loft conversion if another room/fourth bedroom is required.



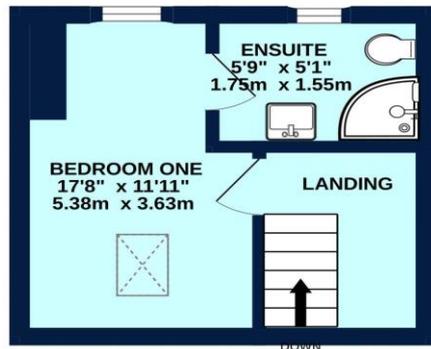




GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
181 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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