

**Broome Grove, Wivenhoe
CO7 9QT
Offers Over £600,000**



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



- SIX BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- FOUR BATHROOMS
- LARGE KITCHEN
- GENEROUS LOUNGE
- SPACIOUS DINING ROOM
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- WRAP AROUND GARDEN
- IDEAL LOCATION

**** SPACIOUS SIX BEDROOM HOUSE ****

Guide Price £600,000-£625,000 Town & Country Residential are delighted to be able to offer for sale this amazing six-bedroom detached home which is absolutely ideal for large and extended families.

The property boasts an impressive size of over 2800 square feet, accommodating three generous reception rooms, a spacious kitchen, conservatory, study and six large bedrooms with three En-suite bathrooms. The kitchen is designed with modern living in mind, offering a spacious layout, sleek granite worktops, and integrated appliances.

The property's ample space extends to the three reception rooms, the lounge features a cosy multi-fuel burner, perfect for family nights in. The second is a generous dining room which is ideal for small family meals as well as large gatherings, whilst the third reception room offers a serene view of the garden. The property's six bedrooms are all spacious, catering to a large family or visiting guests. The first three bedrooms are double-sized, complete with En-suites and built-in wardrobes. Bedrooms four and five offer double accommodation with built-in wardrobes and the sixth bedroom could be a large single/small double. Further enhancing the home's appeal is the family bathroom which features a large enamel bath which can be an indulgent retreat.

Additional facilities include a downstairs cloakroom, a boot room for practical storage and an integral garage which has both power and light. The wrap-around garden provides a safe space for children to play, while off-road parking adds to the convenience for drivers. Located near schools, a train station, University and local shops, the property ensures all amenities are within easy reach. The unique features and fantastic location make this home a perfect choice for families looking for space, comfort, and convenience.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC front door, window to front, tiled flooring, underfloor heating, centre light. Stairs to first floor.

KITCHEN

18' 9" x 8' 6" (5.71m x 2.59m)

Range of base and eye level units with granite work surface inset 1 & 1/2 stainless steel sink and drainer unit. Integrated dishwasher, fridge/freezer and eye level double oven, hob with extractor over. Windows to side, tiled flooring, underfloor heating, inset spot lights.

DINING ROOM

18' 9" x 11' 11" (5.71m x 3.63m)

Dual aspect windows to front and rear, carpet flooring, centre lights, two radiators.

LOUNGE

23' 2" x 13' 0" (7.06m x 3.96m)

Patio doors to side leading to conservatory, carpet flooring, centre and wall mounted lights, two radiators, multi-fuel burner.

STUDY

12' 7" x 5' 9" (3.83m x 1.75m)

Window to front, carpet flooring, centre light, radiator.

CONSERVATORY

11' 11" x 9' 2" (3.63m x 2.79m)

Windows to front, rear and side, French doors to both sides, tiled flooring, wall mounted lights.



GARDEN ROOM/UTILITY

15' 7" x 13' 0" (4.75m x 3.96m)

Windows to side, French doors to side, tiled flooring, centre light, underfloor heating. Range of base units with space for washing machine & tumble dryer, double ceramic sink.

BOOT ROOM

15' 0" x 7' 9" (4.57m x 2.36m)

Door to side, door to garage, tiled flooring, centre light, radiator. Range of wall and base units, stainless steel sink/drainage, space for chest freezer.

CLOAKROOM

5' 11" x 3' 9" (1.80m x 1.14m)

Obscured window to front, tiled flooring, centre light, underfloor heating, low level WC and vanity unit.

FIRST FLOOR LANDING

Velux roof light, fitted cupboards, carpet flooring, radiator, loft hatch.

PRINCIPAL BEDROOM

20' 2" x 12' 7" narrowing to 8' 7" (6.14m x 3.83m narrowing to 2.61m)

Window to front, carpet flooring, centre light, two radiators, fitted wardrobes.

EN-SUITE

9' 5" x 3' 10" (2.87m x 1.17m)

Obscured window to side, vinyl flooring, centre light. Low level WC, vanity unit and double sized shower enclosure, fully tiled walls, heated towel rail.

BEDROOM TWO

24' 9" x 11' 9" (7.54m x 3.58m)

Double aspect windows to side, carpet flooring, centre light, two radiators, two fitted wardrobes, loft access.

EN-SUITE

8' 2" x 2' 10" (2.49m x 0.86m)

Obscured window to side, vinyl flooring, centre light, radiator. Low level WC, vanity unit and shower enclosure, fully tiled walls.

BEDROOM THREE

21' 5" x 9' 2" (6.52m x 2.79m)

Window to front and side, carpet flooring, centre light, radiator, double fitted wardrobe.

EN-SUITE

10' 4" x 2' 9" (3.15m x 0.84m)

Vinyl flooring, centre light, radiator. Low level WC, pedestal wash hand basin and shower enclosure, fully tiled walls.

BEDROOM FOUR

12' 2" x 10' 1" (3.71m x 3.07m)

Window to front, carpet, centre light, radiator, double fitted wardrobe.

BEDROOM FIVE

10' 1" x 8' 9" (3.07m x 2.66m)

Window to front, carpet flooring, centre light, radiator, fitted wardrobe.

BEDROOM SIX

9' 10" x 8' 5" (2.99m x 2.56m)

Window to rear, carpet flooring, centre light, radiator, fitted wardrobe.

FAMILY BATHROOM

8' 6" x 5' 6" (2.59m x 1.68m)

Obscured window to side, vinyl flooring, spot lights. Large enamel bath, low level WC and vanity unit, heated towel rail, fully tiled walls.

EXTERIOR

FRONT

Block paved off road parking, mature shrubs, access to garage, side access to garden.

GARAGE

Single garage with electric up and over door, power and light, boiler and hot water tank situated.

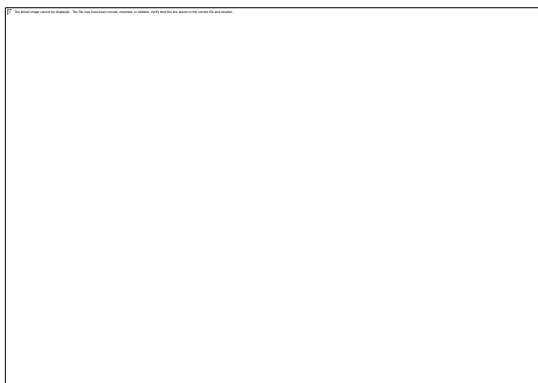
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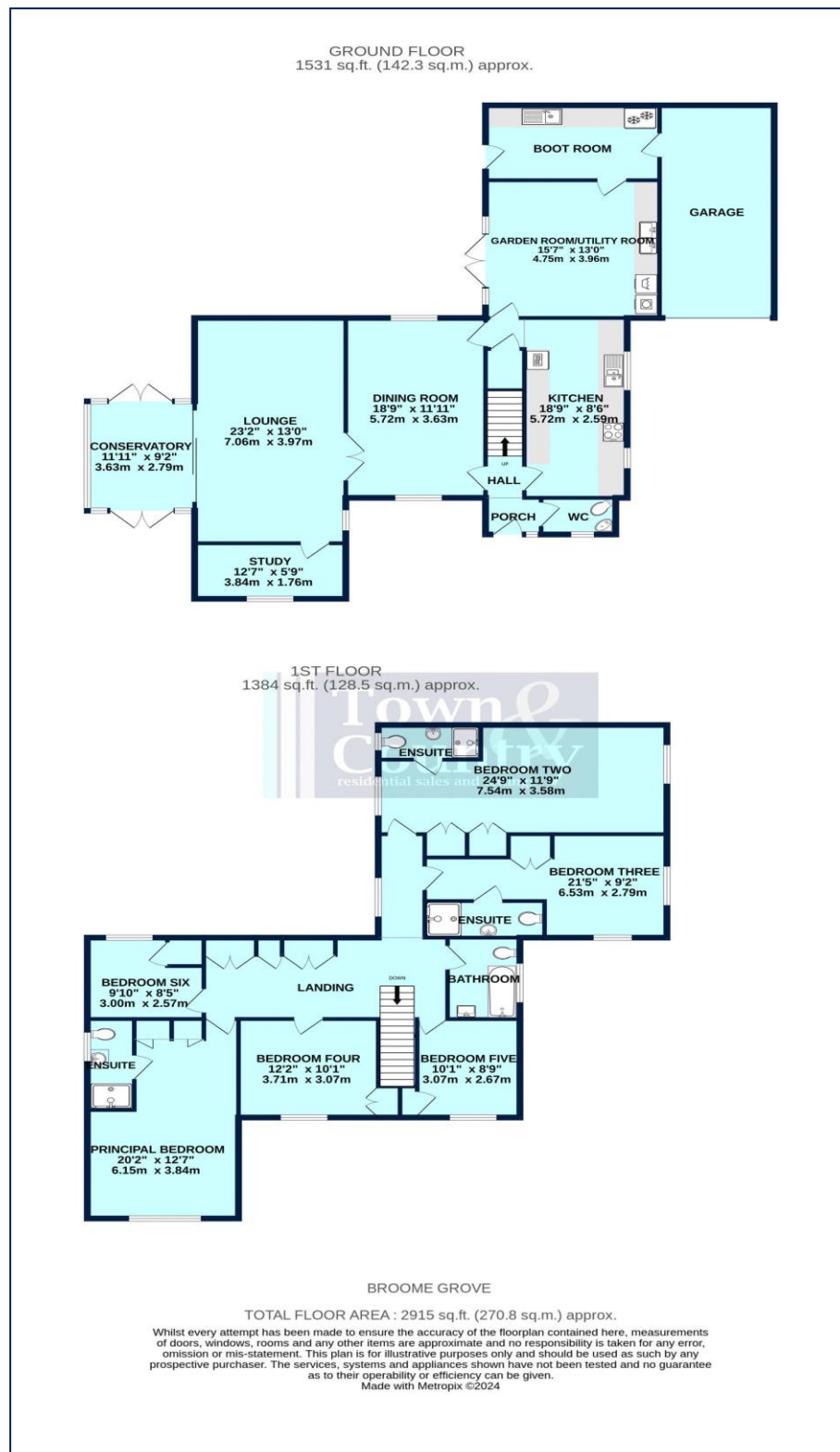
Patio, laid to lawn with mature borders, pond, fenced borders.











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