

**Heath Road, Bradfield,
CO11 2XH
Offers Over £315,000 Freehold**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- **THREE BEDROOM DETACHED BUNGALOW**
- **REAR SOUTH FACING GARDEN**
- **MODERN LIVING**
- **OPEN PLAN KITCHEN/ DINER**
- **BIFOLD DOORS**
- **EN-SUITE & FAMILY BATHROOM**
- **DOUBLE SIDE ACCESS TO REAR GARDEN**
- **REFURBISHED THROUGHOUT WITHIN THE LAST TWO YEARS**
- **AMPLE OFF-ROAD PARKING**
- **SCHEDULE YOUR VIEWING APPOINTMENT TODAY**

***** PREPARE TO BE IMPRESSED *****

Town & Country Residential are delighted to introduce Rosecroft to the open market, immediately as you step through the threshold of this property you will see for yourself the well thought out layout that the current owners have achieved when giving the property a well-deserved refurbishment throughout including an extension to the rear creating a fantastic open living space ideal for entertaining.

The property itself includes three double bedrooms all fitted with bespoke shutters and one of which includes en-suite, family bathroom, open plan kitchen with modern matt finish kitchen units and marble effect worktops including a breakfast bar/ dining/living room with views onto the rear south facing garden- To the exterior, the front offers ample off road parking with a stoned driveway, with double access leading to the rear garden with patio area and remainder laid to lawn- Situated in the Village of Bradfield around picturesque fields ideal for long walks, also positioned closed to local amenities including Bradfield Primary School

***** THIS PROPERTY IS A MUST SEE. ARRANGE YOUR VIEWING TODAY *****

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

HALLWAY

Composite front door opening onto hallway with Karndean flooring, loft hatch, inset spot lights, radiator, doors leading to: bedroom 1,2,3 storage cupboard, kitchen and family bathroom

LIVING ROOM/DINER

17' 7" x 16' 8" (5.36m x 5.08m)

Aluminium bi-fold doors to rear, Karndean flooring, inset spot lights, 2 x wall mounted wall lights, open plan living, including living area and dining area with views onto South facing rear garden, ideal open space for entertaining, door leading to garden, hallway

KITCHEN/BREAKFAST ROOM

9' 9" x 7' 8" (2.97m x 2.34m)

Window to side, karndean flooring, inset spot lights, radiator, range of base and wall units in a modern matt finish, marble effect laminate work tops, tiled splash back, Belfast style sink, ½ bowl, with ceramic drainer, integrated electric oven, gas hob, microwave, dish washer, washing machine and breakfast bar, with space for stools

BEDROOM 1

10' 0" x 9' 7" (3.05m x 2.92m)

Double glazed front window with Bespoke fitted shutters, carpet flooring, centre light, radiator, space for double bed and furniture, doors leading to: en-suite, hallway

EN-SUITE

7' 3" x 3' 9" (2.21m x 1.14m)

Double glazed frosted window to side, Karndean flooring, inset spots, low level W.C, white gloss vanity sink unit, double length walk-in shower, marble effect walls, doors leading to bedroom 1



BEDROOM 2

10' 7" x 7' 5" (3.22m x 2.26m)

Double glazed window to front with Bespoke fitted shutters, carpet flooring, radiator, space for double bed, furniture, views onto driveway, doors leading to: hallway

BEDROOM 3

10' 9" x 7' 5" (3.27m x 2.26m)

Window to side with fitted shutters, carpet flooring, centre light, radiator, double room with fitted wardrobes

FAMILY BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m)

Double glazed window to side, Karndean flooring, inset spot lights, towel rail, white gloss vanity unit, wash hand basin, low level W.C, panelled bath with overhead shower, part tiled walls, doors leading to: hallway

OUTSIDE

Rear, Bi-fold doors opening up onto South facing rear garden, patio area with stoned edging, remainder laid to lawn

Boundary retained by privacy fencing

Access to rear via both sides of property

Front

Wide stoned driveway for several cars (driveway retained by fence boundary), including paved foot path to front door and enclosed rear garden

AGENTS NOTES

Boiler location: wall mounted in kitchen

Meter location: Gas outside

Electric: inside by front door

Loft: part boarded, built in loft ladder, insulated

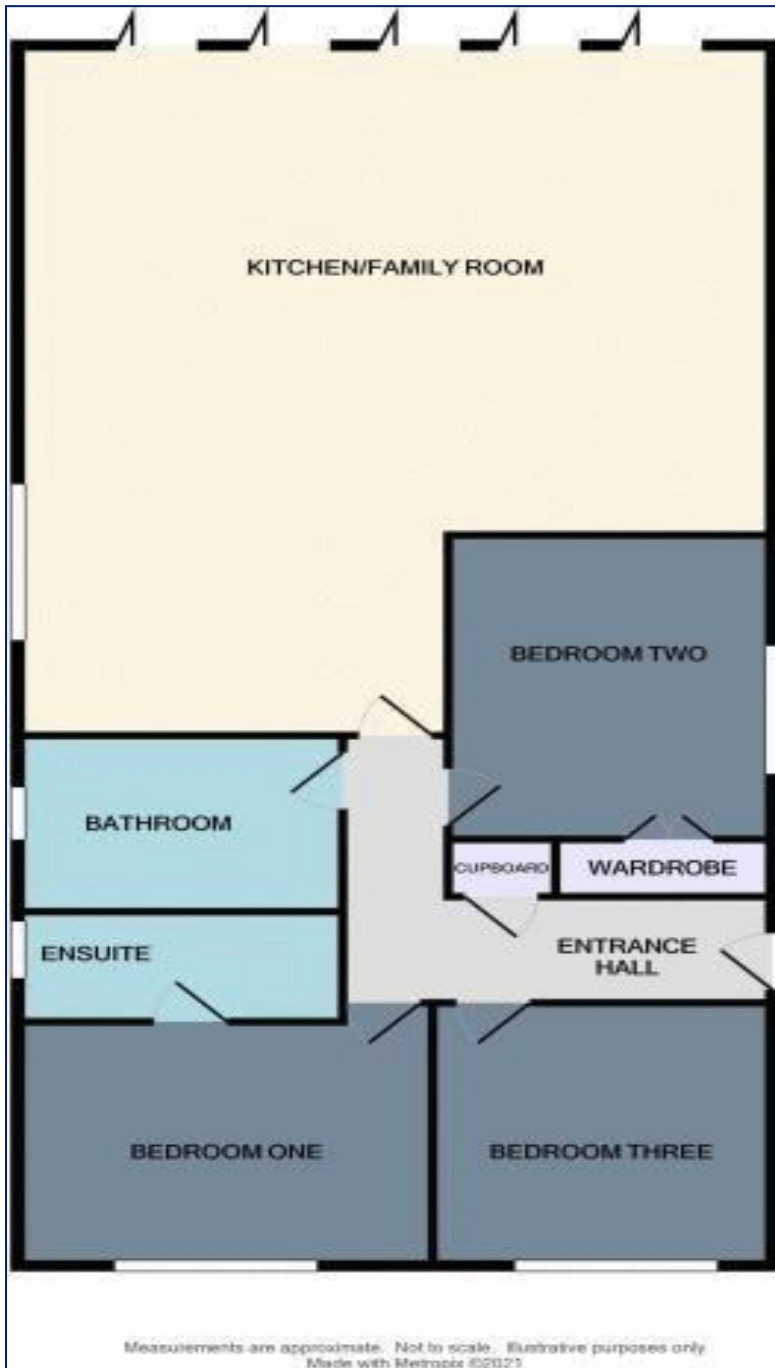
9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk