

**Station Road, Thorrington,
CO7 8HX**

£435,000 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



- DETACHED FAMILY HOME
- FOUR BEDROOMS
- GENEROUS PLOT
- OPEN PLAN KITCHEN DINER
- LIVING ROOM
- UTILITY
- FAMILY BATHROOM, EN SUITE & WC
- INTEGRAL DOUBLE GARAGE WITH ELECTRIC DOOR
- APROX. 110 FT REAR ENCLOSED GARDEN
- OIL FIRED HEATING

NOT TO BE MISSED TOWN AND COUNTRY RESIDENTIAL ARE DELIGHTED TO PRESENT TO THE MARKET
THE GABLES

You will find this spacious family home situated in the popular village of Thorrington positioned close to commuter access links, the field views to the front of the property also compliment the property well

The exterior also offers ample off-road parking and a generous rear garden being larger than average at approx. 110 ft including a fish pond, summer house and sheds with patio area and reminder laid to lawn

Internally you will be welcomed with a sizeable hallway, living room, kitchen/diner, utility plus four bedrooms, family bathroom & en-suite

*** Don't miss your chance to own this rarely available family home ***

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC front door opening onto: hallway with tiled flooring, centre light, radiator, spacious hallway, stairs to first floor, doors leading to: living room kitchen, utility

LIVING ROOM

17' 6" x 11' 10" (5.33m x 3.60m)

Window to front, rear patio door, carpet flooring, 2 x ceiling lights, radiator, ample living space, fireplace with electric burner, views onto garden, door leading to: hallway

W.C

4' 7" x 4' 1" (1.40m x 1.24m)

Centre light, vinyl flooring, corner vanity basin unit, low level W.C, part tiled walls, wall mounted mirror, door leading to: hallway

KITCHEN/DINER

20' 5" x 11' 2" (6.22m x 3.40m)

Window to rear, tiled flooring, spot lights, 2 x radiators, views onto rear garden, open plan dinning area, opens onto kitchen, including base units, integrated dish washer, over head oven fan, ½ bowl sink with left hand drainer, space for cooker, tiled work surfaces, French doors opening onto: hallway, door leading to: utility

UTILITY ROOM

Range of wall and base units, tiled splash back, laminate worktops, space for washing machine, oil boiler, door leading to: rear garden, integral door to garage

FIRST FLOOR LANDING

Window to front, carpet flooring, access to loft



LOFT

Part boarded, insulated, light

BEDROOM 1

12' 11" x 9' 2" (3.93m x 2.79m)

Double glazed window to rear, carpet flooring, centre light, radiator, spacious double room with built in wardrobes, access to en-suite, doors leading to: landing, en-suite shower room

EN-SUITE

8' 10" x 5' 11" (2.69m x 1.80m)

Double glazed window to rear, laminate flooring, inset spot lights, radiator, low level W.C, vanity unit, enclosed separate corner shower unit, part tiled walls, door leading to: bedroom 1

BEDROOM 2

12' 10" x 9' 9" (3.91m x 2.97m)

Double glazed window to rear, carpet flooring, centre light, radiator, double room with built in wardrobes, space for additional furniture, door leading to: landing

BEDROOM 3

11' 11" x 6' 6" (3.63m x 1.98m)

Double glazed window to front, carpet flooring, centre light, radiator, single room, built in wardrobes, field views to the front of property, door leading to: landing

BEDROOM 4

9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to front, carpet flooring, centre light, radiator, built in storage, currently used as an office, field views to the front, door leading to: landing

FAMILY BATHROOM

11' 4" x 5' 6" (3.45m x 1.68m)

Double glazed window to side, vinyl flooring, inset spot lights, radiator, towel rail, panelled bath, wall mounted shaver, low level W.C, vanity unit with laminate work surfaces, built in storage, wall mounted mirror light, part tiled walls, door leading to: landing

OUTSIDE

Rear

Patio area part blocked paved, remainder hard standing, remainder laid to turf with concrete path, stepping stones leading you through to rear garden also offers 2 x garden sheds, summer house, well maintained fish pond along with mature shrubs and trees

Boundary retained by privacy fencing

Access to rear via side passage via wooden gate

Front

Generous driveway offering ample off-road parking, stoned area with landscaped flower beds, porch to the front of property, low level brick wall with fence boundary

Attached integral double garage, with power and electric garage door

AGENTS NOTES

Boiler location: utility

Oil, tank located in back garden

Electric meter location in garage

Internal stopcock located in cloak room

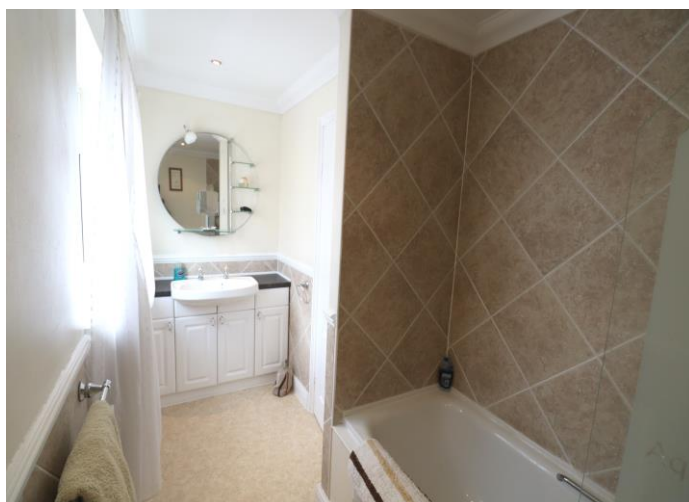


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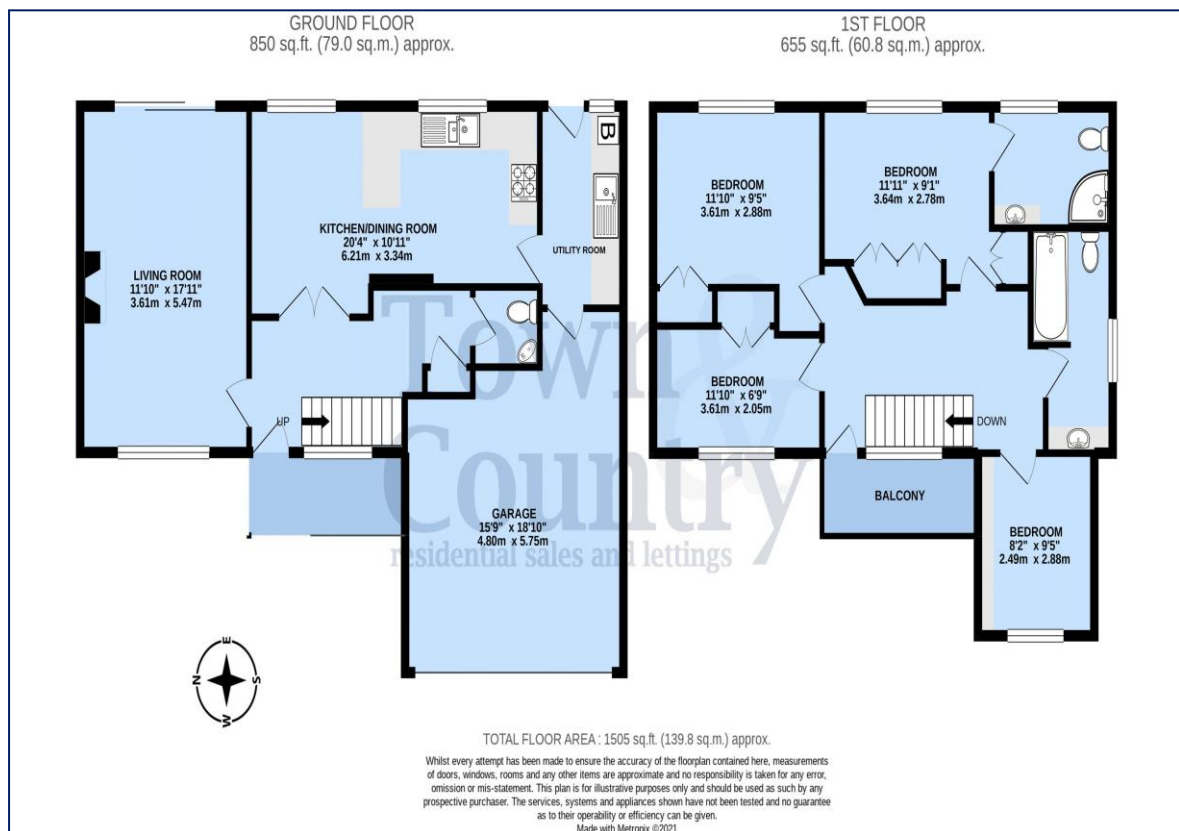
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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.

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