

**St. Marys Road, Aingers Green  
CO7 8NG  
£500,000 Freehold**

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- IMMACULATE DETACHED HOUSE
- VILLAGE LOCATION
- FOUR BEDROOMS
- TWO RECEPTIONS
- CLOAKROOM, FAMILY BATHROOM & EN-SUITE
- OPEN PLAN FITTED KITCHEN/BREAKFAST ROOM
- BI FOLD DOORS TO GARDEN
- GENEROUS GARDEN
- DRIVEWAY AND INTEGRAL GARAGE
- CLOSE TO MAINLINE RAILWAY STATION, SCHOOLING AND LOCAL SHOPS

**\*\*A TRULY PRISTINE FOUR BEDROOM TWO RECEPTION ROOM DETACHED HOUSE LOCATED IN THIS LOVELY SEMI-RURAL AINGERS GREEN POSITION\*\***

This fabulous property has been owned by the present owners for approximately 17 years and in this time it has been improved to a high standard.

On entering there is a clever office/lobby area, good sized living room with attractive fireplace focal point. Panel glazed doors open into a generous dining area and leading onwards to an open plan modern fitted kitchen with quality appliances. Bi-fold doors open to the rear garden, ideal for entertaining or those family barbeques. A side lobby allows access to a cloakroom, storage and personal door to an integral garage and a door to the side.

The first floor landing gives way to four double bedrooms with additional storage or wardrobes, with the principal bedroom having an En-suite Shower Room.

The front garden is open plan with driveway providing ample parking and leading to the integral garage. There is side access to the generously sized rear garden (approximately 85ft) with a tiled patio and an expanse of lawn.

An appointment to view should be made at your earliest convenience to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

**ENTRANCE LOBBY/OFFICE**

7' 0" x 6' 1" (2.13m x 1.85m)

Double glazed entrance door. Currently being used as a home office. Wood laminate flooring, radiator.

**LIVING ROOM**

18' 2" x 12' 6" (5.53m x 3.81m)

Double glazed window to front elevation. Stone style fire surround with gas coal effect electric fire, radiator.

**DINING ROOM/SECOND RECEPTION ROOM**

15' 4" x 11' 0" (4.67m x 3.35m)

Stair flight to first floor landing, door to side lobby.

**KITCHEN/BREAKFAST ROOM**

26' 8" x 15' 2" (8.12m x 4.62m)

Double glazed window to rear elevation. Bi-folding doors to rear garden. Single bowl textured sink unit with mixer tap and cupboards under. Range of modern cupboards, drawers and units with adjacent work tops and tall standing storage cupboards. Integrated fridge/freezer, Bosch filter hood over five ring induction hob. Inset Bosch electric oven with combination matching microwave oven. Space for washing machine and space for tumble dryer. Wood laminate flooring.

**SIDE LOBBY**

Double glazed frosted door to side elevation. built-in boiler cupboard housing wall mounted Baxi boiler. Understairs storage cupboard and further storage cupboard.

**CLOAKROOM**

5' 0" x 4' 6" (1.52m x 1.37m)

Double glazed frosted window to side elevation. Low level WC, and wash hand basin with tiled splash back. Wood laminate flooring.



### **FIRST FLOOR LANDING**

Double glazed window to rear. Built-in storage cupboard and built-in airing cupboard, radiator. Access to loft space.

### **BEDROOM ONE**

14' 9" x 10' 1" (4.49m x 3.07m)

Double glazed window to front elevation. Built-in double wardrobe cupboard and TV alcove, radiator.

### **EN-SUITE SHOWER ROOM**

9' 9" x 3' 2" (2.97m x 0.96m)

Extractor fan, recessed lighting, drop light switch. Low level WC, wash hand basin with mixer tap and shower unit with screen door. Electric heated towel radiator, tiled splash backs and tiled flooring.

### **BEDROOM TWO**

11' 8" x 11' 3" (3.55m x 3.43m)

Double glazed window to front elevation, built-in storage cupboard, radiator.

### **BEDROOM THREE**

11' 9" x 11' 0" (3.58m x 3.35m)

Double glazed window to rear elevation, built-in double wardrobe cupboard, radiator.

### **BEDROOM FOUR**

11' 2" x 8' 0" (3.40m x 2.44m)

Double glazed window to rear elevation, built-in double wardrobe cupboard, radiator.

#### **FAMILY BATHROOM**

8' 2" x 7' 0" (2.49m x 2.13m)

Double glazed frosted window to side elevation, recessed lighting, extractor fan. Low level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and Mira wall mounted shower over. Tiled splash backs, wood laminate flooring.

#### **FRONT GARDEN**

Open plan laid mainly to lawn with driveway to garage and side access.

#### **GARAGE**

16' 4" x 8' 2" (4.97m x 2.49m)

Up and over door, double glazed window to side elevation, power and lighting and personal door to side lobby.

#### **REAR GARDEN**

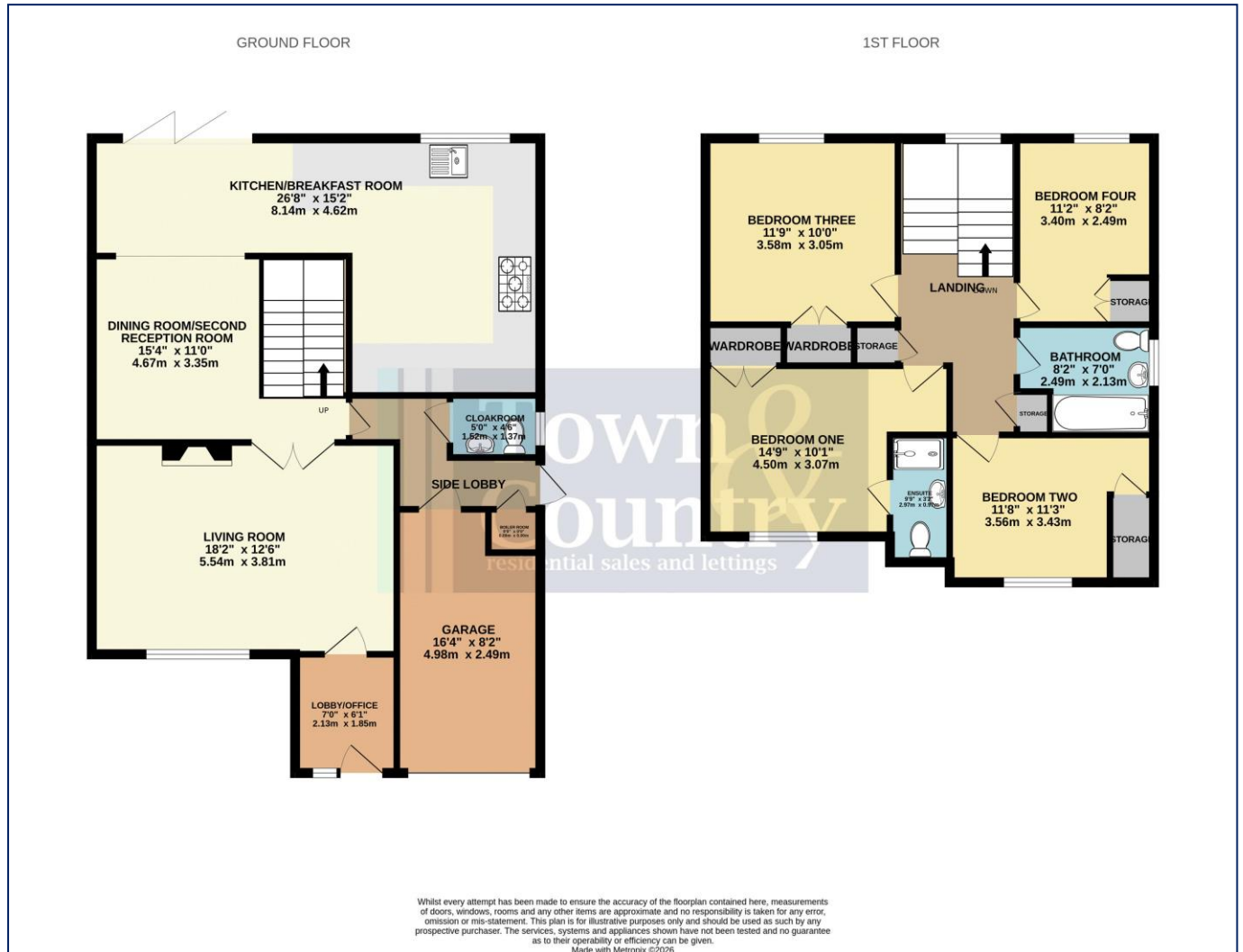
Extending to approximately 85ft commencing with large tiled patio leading to an expanse of lawn. Timber storage shed, outside water tap and side access to both sides.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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