



LAMB & CO

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Inspired by property, driven by passion.



POINT CLEAR ROAD, ST. OSYTH, CO16 8JA

GUIDE PRICE £475,000

Guide Price £475,000 - £500,000. Discover this stunning four-bedroom detached house, built in 2021 and situated in the charming village of St Osyth. This contemporary home offers spacious living with a thoughtfully designed interior, providing a perfect blend of comfort and style. The property boasts ample parking, ideal for families and guests. Enjoy the open-plan living areas, elegant finishes, and modern amenities throughout. The landscaped garden provides a peaceful retreat, perfect for relaxation and entertaining.

- Four Bedrooms
- No Onward Chain
- 1,514 Sq Ft
- Large Driveway
- Built In 2021
- EPC - B

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

15'3" 13'5" (4.65m 4.09m)

KITCHEN/FAMILY ROOM

18'00" 16'7" (5.49m 5.05m)

UTILITY ROOM

11'3" 7'7" (3.43m 2.31m)

WC

5'10" 3'9" (1.78m 1.14m)

BEDROOM ONE

20'3" 9'00" (6.17m 2.74m)

EN-SUITE

6'8" 4'11" (2.03m 1.50m)

BEDROOM TWO

16'3" 9'00" (4.95m 2.74m)

BEDROOM THREE

11'10" x 9'00" (3.61m x 2.74m)

BEDROOM FOUR

11'10" x 9'00" (3.61m x 2.74m)

BATHROOM

7'10" x 7'6" (2.4 x 2.3)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order,

however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Information Clacton

Council Tax Band: E

Heating: Gas

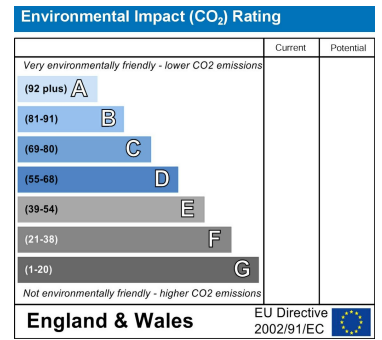
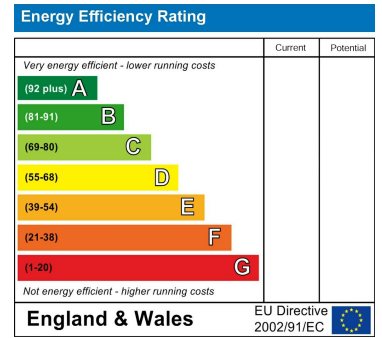
Seller's Position: No Onward Chain

Garden Facing: North

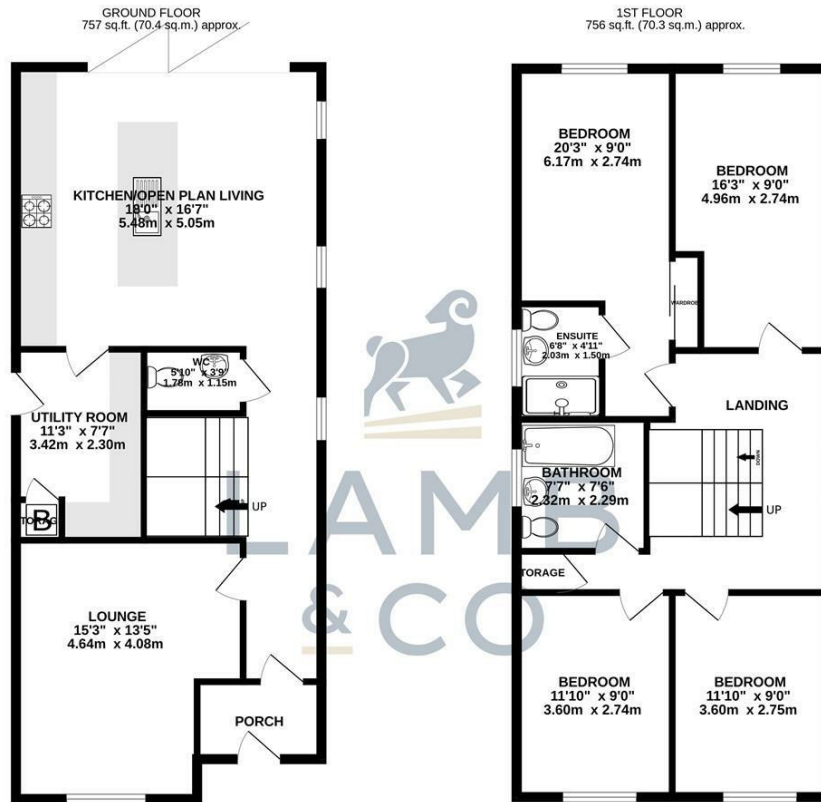
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 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 is given as to their operability or efficiency can be given.
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