



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



POINT CLEAR ROAD, ST. OSYTH, CO16 8JJ

OFFERS IN EXCESS OF £550,000

Nestled in the peaceful and much-sought-after area of St Osyth, this impressive five-bedroom detached house is a rare find, offering a tremendous amount of space inside and out. Viewing strongly recommended to appreciate the scale and possibilities.

- Five Bedrooms
- St Osyth
- Garage & Ample Off Road Parking
- Sizeable Garden
- No Onward Chain
- EPC - D

ENTRANCE HALL

LOUNGE

19'00" 14'4" (5.79m 4.37m)



DINING ROOM

13'3" 12'4" (4.04m 3.76m)



SNUG

12'00" 10'9" (3.66m 3.28m)



CONSERVATORY

30'6" 26'6" (9.30m 8.08m)



KITCHEN

22'6" 13'6" (6.86m 4.11m)



SHOWER ROOM

9'4" 8'5" (2.84m 2.57m)

UTILITY ROOM

12'7" 9'4" (3.84m 2.84m)

LAUNDRY ROOM

13'6" 11'8" (4.11m 3.56m)

BEDROOM ONE

14'2 13'00" (4.32m 3.96m)

DRESSING ROOM

13'00" 4'5" (3.96m 1.35m)

EN SUITE

11'2" 10'3" (3.40m 3.12m)

BEDROOM FOUR

12'5" 9'00" (3.78m 2.74m)

BEDROOM THREE

13'6" 11'2" (4.11m 3.40m)

BEDROOM TWO

16'1" 10'10" (4.90m 3.30m)

BATHROOM

9'4" 5'2" (2.84m 1.57m)

BEDROOM FIVE

9'10" 7'6" (3.00m 2.29m)



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.

Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: North

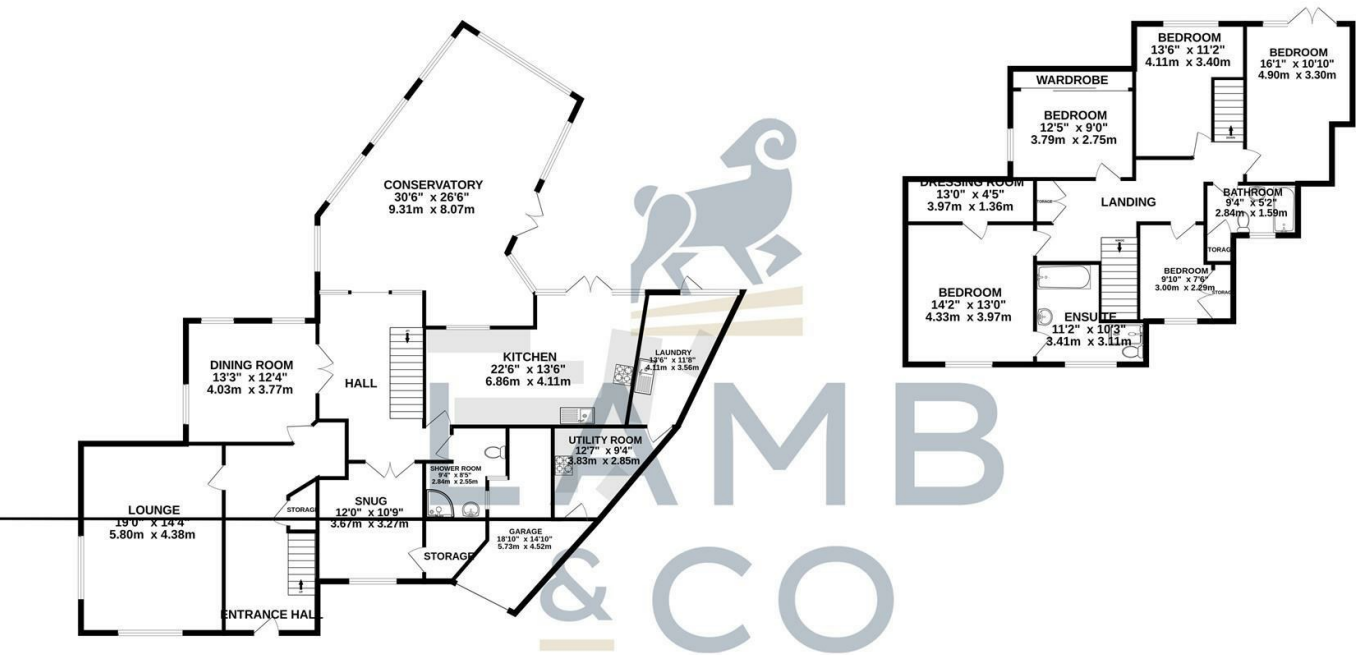
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 3031 sq.ft. (281.6 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 as to their operability or efficiency can be given.

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