



Colchester Road St. Osyth, CO16 8HA

'Old Walls' is an individually designed EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE situated in the heart of the Historic Essex village of St. Osyth. Local shopping amenities are positioned around 200 metres away with the coastal resort of Clacton-on-Sea around 4 miles away with Colchester city centre within ten miles. Offering beautifully manicured landscaped rear gardens along with beautifully decorated spacious accommodation throughout, an internal inspection is strongly advised to appreciate the accommodation and decor on offer.

- Three Spacious Bedrooms
- En-Suite to Principal Bedroom
- 21'4 x 11'10 Lounge
- 11'11 x 9'5 Dining Room
- 11'6 Modern Fitted Kitchen
- 11'8 x 8'9 max Study
- Ground Floor W.C.
- Storage Garage & Parking
- Landscaped Rear Garden
- EPC Rating D & Council Tax D

Price £450,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Stained glass and leaded light effect wooden entrance door to entrance hallway.



ENTRANCE HALLWAY

Stairflight to first floor. Dado rail. Radiator. Wood panelled flooring. Built in under stairs storage cupboard. Doors to kitchen, Lounge and ground floor cloakroom.



GROUND FLOOR CLOAKROOM

Fitted with a modern white suite comprises a concealed cistern low level W.C. Feature vanity shelf with cupboards below. Designer free standing bowl sink unit with mixer tap. Radiator. Wood panelled flooring. Leaded light effect double glazed window to front.



LOUNGE

21'4 x 11'10

Featured brick fireplace. Two radiators. Fitted dresser unit with display shelving. Leaded light effect double glazed window to side. Leaded light effect double glazed window to front. Internal glazed feature arch window to dining room. Multi panelled glazed door to kitchen. Multi panelled glazed double doors opening to dining room.



ALTERNATE VIEW OF LOUNGE



DINING ROOM

11'11 x 9'5

Radiator. Leaded light effect windows to side and rear. Leaded light effect double glazed French style doors leading to rear garden.



KITCHEN

Fitted with a range of antique white panelled laminated fronted units comprises wood panel effect work surfaces with cupboards and draws below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with under counter electric oven. Stainless steel splashback. Stainless steel extractor hood above. Integrated dishwasher. Part glass fronted display shelving. Leaded light effect double glazed window to rear. Radiator. Door to utility room.



ALTERNATE VIEW OF KITCHEN



UTILITY ROOM

16' x 4'7 max

Fitted with a range of matching antique white panel fronted units. Comprises wood panel effect work surfaces. Cupboard and storage draws below. Range of matching wall mounted units. Space for washing machine and tumble dryer. Fridge/freezer space. Double glazed door leading to rear garden. Double glazed window to side. Door to;



STUDY

11'8 8'9 max

Radiator. Wood effect flooring. Two double glazed leaded light effect windows to sides. Internal door to storage garage.



STORAGE GARAGE

9'5 x 8'11

Power and light connected. Up and over door. high level door leading to additional loft storage space.

FIRST FLOOR LANDING

Dado rail. Leaded light effect double glazed window to side. Built in airing cupboard housing hot water cylinder. Loft access with pull down loft ladder. Partially boarded. Doors to;



BEDROOM ONE

12'2 x 11'11

Range of fitted wardrobes. Feature wall panelling. Radiator. Leaded light effect double glazed window to rear. Door to en-suite shower room.



EN-SUITE

Fitted with a modern three piece white suite comprises independent shower cubicle with integrated shower. Wash hand basin. Concealed cistern low level W.C. Wood effect flooring. Heated towel rail.



BEDROOM TWO

11'11 x 8'11

Fitted wardrobes. Radiator. Leaded light effect double glazed window to front.



VIEWS TO FRONT FROM BEDROOM TWO



BEDROOM THREE

9'10 max x 8'9

Radiator. Leaded light effect double glazed window to rear.



BATHROOM

8'3 x 5'9

Fitted with a modern three piece white suite comprises P shaped panelled bath with glazed shower screen and shower above. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Fully tiled walls. tiled flooring. Heated towel rail. Two leaded light effect double glazed window to front.



OUTSIDE FRONT

Old walls' is partially enclosed to front by character brick wall with vehicular access opening onto front garden. Ray of flower and shrub borders. Cupboard store porch leading to front door.



FRONT GARDEN

Mainly decorative hard standing providing off street parking for numerous vehicles. Up and over door leading to storage garage. Access to either side of the property via pedestrian gates to outside front.

OUTSIDE REAR

Landscaped and manicured rear garden which is mainly laid to lawn with paved patio areas. Array of mature flower and shrub borders. Timber storage shed. Enclosed by panelled fencing. Outside tap.



ALTERNATE VIEW OF GARDEN



PATIO AREA



STREET VIEW

The property is situated in the heart of the historic village of St Osyth being located opposite the historic walls in the village.



ST OSYTH PRIORY CLOSE BY

The property is just 250 metres from the stunning recently regenerated Historic St Osyth Priory.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Yes - For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Central Heating: Oil

Non-Standard Property Features To Note: The property is situated in a conservation area.

JE 0625

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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