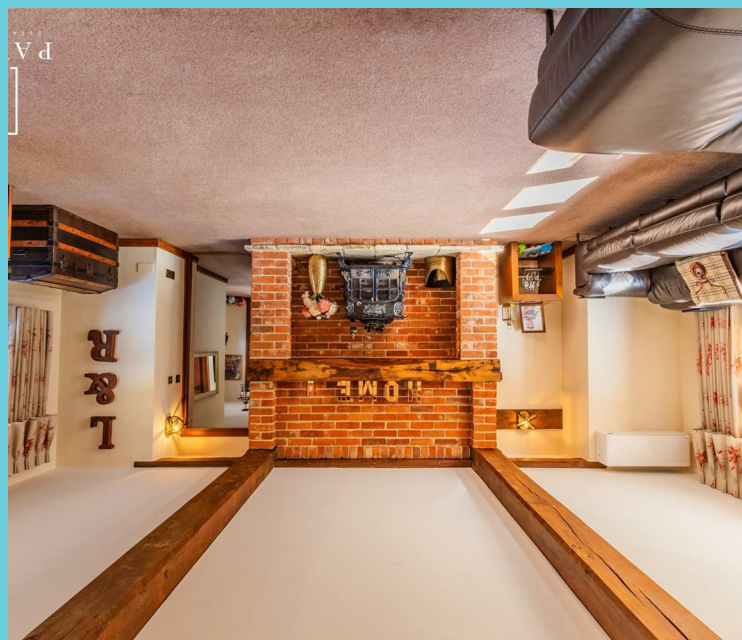




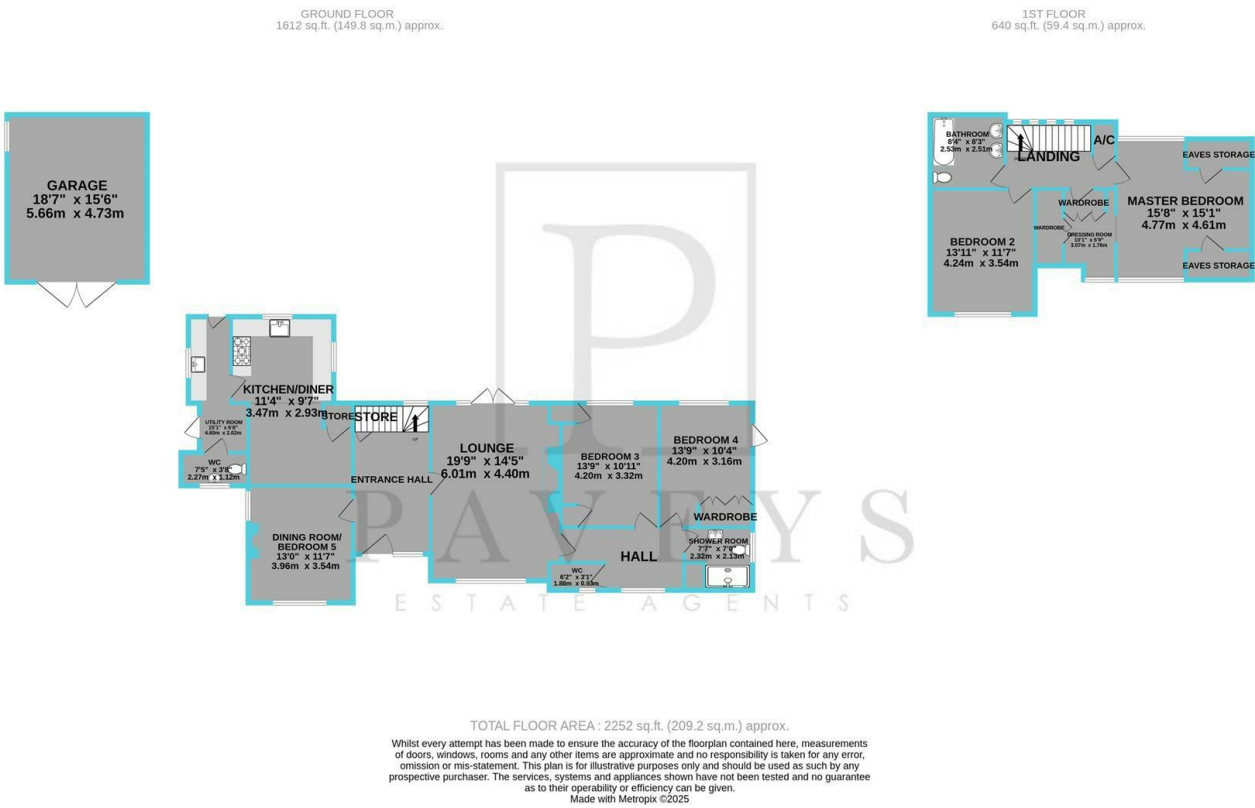
719, St. Johns Road  
Clacton-On-Sea, CO16 8BJ

Price £685,000 Freehold

Paveys have the pleasure in offering for sale this BEAUTIFUL 1930'S ARTS & CRAFT FAMILY HOME with far reaching views over open farmland. This impressive 2252 sq ft property is set on a generous plot of established gardens with a sweeping gravel driveway and ample off road parking. Built in the 1930's, this much loved family home offers a unique blend of original features with a modern twist. The bright and airy accommodation offers a spacious kitchen diner, cosy lounge with gorgeous Inglenook fireplace, three double bedrooms and shower room. Upstairs is the master bedroom with dressing room, double bedroom and bathroom. It is conveniently positioned in the Parish of St Osyth which is a historic village about 5 miles outside of Clacton-on-Sea with a village hall, popular holiday villages and St Osyth Priory Luxury Hotel & Wedding Venue. An internal viewing is highly recommended in order of appreciate this property. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |   |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |                         |
|---------------------------------------------|---|-------------------------|-----------------------------------------------------------------|---|-------------------------|
|                                             |   | Potential               |                                                                 |   | Potential               |
| Very energy efficient - lower running costs |   | 76                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |
| (92 plus)                                   | A |                         | (92 plus)                                                       | A |                         |
| (81-91)                                     | B |                         | (81-91)                                                         | B |                         |
| (69-80)                                     | C |                         | (69-80)                                                         | C |                         |
| (55-68)                                     | D |                         | (55-68)                                                         | D |                         |
| (39-54)                                     | E |                         | (39-54)                                                         | E |                         |
| (21-38)                                     | F |                         | (21-38)                                                         | F |                         |
| (1-20)                                      | G | 58                      | (1-20)                                                          | G |                         |
| Not energy efficient - higher running costs |   |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |
| England & Wales                             |   | EU Directive 2002/91/EC | England & Wales                                                 |   | EU Directive 2002/91/EC |



**ENTRANCE HALL**  
Feature hardwood entrance door to front aspect, double glazed windows to front and rear aspects, wood flooring, wall lights, stair flight to First Floor, under stairs storage cupboard, radiator.

**KITCHEN DINER 11'4 x 9'7 (3.45m x 2.92m)**  
L shaped room with attractive modern Shaker style under counter units with solid wood work tops over, white ceramic butler sink, two ornate wall mounted plate racks. Built in Britannia Range Cooker, space and plumbing for dishwasher. Double glazed windows to rear and side aspects with views over the garden, tiled flooring, part tiled walls, smooth ceiling, spot lights, serving hatch to Dining Room, air conditioning unit, radiator.

**UTILITY ROOM 15'1 x 6'8 (4.60m x 2.03m)**  
Double glazed composite doors to front and side aspects, double glazed window to side, range of fitted under counter units, wooden work tops, inset white ceramic butler sink, space and plumbing for washing machine, space for tumble dryer, spaces for fridge freezer and freestanding white goods, wall mounted Baxi boiler (not tested by Agent), door to Cloakroom, loft hatch.

**CLOAKROOM**  
Suite comprising high flush WC and wash hand basin. Double glazed window to front, tiled flooring, radiator.

**DINING ROOM / BEDROOM FIVE 13' x 11'7 (3.96m x 3.53m)**  
Double glazed windows to front and side aspects, wood flooring, feature red brick fireplace with tiled hearth, built in glass fronted drinks cabinet, radiator.

**LOUNGE 19'9 x 14'5 (6.02m x 4.39m)**  
Double glazed double doors to rear garden, double glazed windows to front and rear aspects with views over the garden, fitted carpet, gorgeous feature Inglenook red brick fireplace, tiled hearth, wall lights, air conditioning unit, TV point, radiators.

**INNER HALL**  
Double glazed window to front, fitted carpet, door to Cloakroom, radiator.

**BEDROOM THREE 13'9 x 10'11 (4.19m x 3.33m)**  
Double glazed window to rear, fitted carpet, built in cupboards, wall lights, air conditioning unit, radiator.

**BEDROOM FOUR 13'9 x 10'4 (4.19m x 3.15m)**  
Double glazed window to rear, fitted carpet, air conditioning unit, fitted wardrobes, radiator.

**SHOWER ROOM 7'7 x 7' (2.31m x 2.13m)**  
White suite comprising low level WC, pedestal wash hand basin and large walk in shower with screen. Double glazed window to side, tiled flooring, fully tiled walls, radiator.

**CLOAKROOM**  
Suite comprising low level WC and wash hand basin. Double glazed window to front, tiled flooring, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Four arched crittall windows to front with views over open farmland, fitted carpet, ceiling beams, built in airing cupboard, radiator.

**MASTER BEDROOM 15'8 x 15'1 (4.78m x 4.60m)**  
Dual aspect double glazed windows to front and rear aspects with far reaching views over open farmland, fitted carpet, doors to eaves storage cupboards, air conditioning unit, open access to Dressing Room, radiator.

**DRESSING ROOM 10'1 x 9'9 (3.07m x 2.97m)**  
Double glazed window to front, fitted carpet, built in wardrobe, radiator.

**BEDROOM TWO 13'11 x 11'7 (4.24m x 3.53m)**  
Double glazed window to front with far reaching views over open farmland, fitted carpet, air conditioning unit, radiator.

**BATHROOM 8'4 x 8'3 (2.54m x 2.51m)**  
White suite comprising low level WC, his and hers vanity wash hand basins and P shaped bath with shower and screen over. Double glazed windows to rear and side aspects, laminate flooring, part tiled walls, large wall mounted mirror, chrome heated towel rail.

**OUTSIDE**  
The property is approached by a sweeping gravel driveway which leads to an expansive parking area for multiple cars. Established gardens wrap around the property with a vast array of mature planting, trees and shrubs. There are double gates leading to the rear garden which is laid to lawn with gravel borders and beds, large patio area, established shrub borders, mature hedgerows and trees.

**DETACHED GARAGE 18'7 x 15'6 (5.66m x 4.72m)**  
Double doors to front aspect, pitched and tiled roof, power and light connected (not tested by Agent).

**IMPORTANT INFORMATION**  
Council Tax Band: G  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
The property is connected to electric, gas, mains water and sewerage.

**DISCLAIMER**  
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

**REFERRAL FEES**  
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

**MONEY LAUNDERING REGULATIONS 2017**  
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.