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Osborns The Green

Tendring, Clacton-On-Sea, CO16 0BT

Asking price £525,000



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Entrance Porchway

With double glazed composite replacement front entrance door through to front porchway, radiator and window to front.

Entrance Hallway

With wooden staircase and feature balustrading rising to first floor and under-stairs storage cupboard. Agents note - engineered oak wood flooring has been purchased for the porchway and hallway area and is ready for fitting.

Lounge/Diner

21'11" x 16'2" (6.683 x 4.943)

Superb reception room which has been completely re-plastered and re-insulated and lovely engineered light oak wood flooring. The centrepiece of the room is a multi-fuel burner with Welsh solid light oak beam and slate hearth. There are ceiling spotlights, uplighters, two windows to side, double glazed French doors to rear opening out onto the southerly facing rear garden and two radiators. Doors to front hallway and rear hallway.

Bedroom Three

10'0" x 12'3" to wardrobes (3.070m x 3.752m to wardrobes)

Window to front, radiator and full width fitted wardrobes in pine to one wall.

Bedroom One

15'6" x 11'10" (min 14'1" max) (4.735 x 3.630 (min 4.316 max))

Recessed ceiling spotlights, radiator, window to front and door to en-suite shower room.

En-Suite Shower Room

10'1" x 3'10" (3.074 x 1.184)

Modern suite in contemporary style comprising of double shower cubicle with rainfall shower and hand held shower, mirrored and illuminated wall mounted cabinet, chrome heated towel rail, wash hand-basin, W.C., window to side and splashback tiling.

Bathroom

7'6" x 6'10" (2.309 x 2.103)

Bathroom suite replaced only three years ago in complete modern contemporary style with bath with hand held shower over, vanity unit wash hand-basin, W.C., tiled walls, quartz effect floor tiles, chrome heated towel rail, frosted window to rear and recessed ceiling spotlight.

Snug/Second Sitting Room

10'9" plus door recess x 11'4" (3.291 plus door recess x 3.477)

Agents note - this room has been completely re-plastered and is ready for painting.

Rear Hallway

Window to rear.

Separate Shower Room

7'11" x 6'4" (2.431 x 1.952)

Completely re-furnished modern suite in contemporary style by the Bathroom Shop in Clacton. There is a double sized fully tiled shower enclosure with rainfall shower and hand held shower, large vanity unit wash hand-basin with cupboards beneath, W.C., chrome heated towel rail, quartz effect floor tiles and window to rear.

Dining Room

9'1" x 8'0" (2.786 x 2.442)

With tiled floor and double glazed French doors opening to rear.

Kitchen/Breakfast Room

15'3" x 10'8" (4.654 x 3.252)

Without doubt one of the main features of this bungalow is this delightful modern contemporary kitchen which has double aspect windows to side and windows to rear overlooking the garden and glazed door to rear. There is an extensive range of fitted units comprising of base units, deep pan drawers, eye level cupboards and ample granite work-surfaces by C K Stone of Thorpe-Le-Soken. There is a NEF oven, microwave, electric hob,

extractor fan over, matching granite upstands and window sills. One and a half bowl sink unit, pull out slimline storage drawers, LED work-surface lighting, one and a half bowl sink unit, breakfast bar with pendant light over and tiled flooring.

Utility Room

15'3" x 5'1" (4.654 x 1.569)

Extensive range of matching fitted units, comprising base drawers and cupboards, inset butler sink, granite work-surfaces, radiator, plumbing for washing machine, tiling and double glazed door to side.

Bedroom Two

12'10" x 11'9" (3.932 x 3.587)

Radiator and windows to front and side. Agents note - this room currently has a pine clad ceiling and pine wardrobes. This is due to be completely removed and re-plastered and re-decorated. The work is actually booked in to take place in approximately 6 weeks time and should be finished in readiness for the new owners when they move in.

First Floor Landing

Rooflight to rear, with access to two large loft rooms.

Loft Room One

Has a roof light to the window to rear, laminate floor, doors to eaves storage cupboards and recessed spotlights.

Loft Room Two

Two roof light windows to rear.

Front Garden

Front garden has recently been very neatly shingled and a concrete driveway leads from the road through a pair of very sturdy wooden double gates to the main area of driveway which is enclosed by panel fencing on the left hand side and provides ample off street parking. The far end of the driveway is laid to lawn being enclosed by high hedging and could provide further driveway parking if required.

Side Garden (Left Hand Side)

Further double metal gates lead to a additional concrete side driveway with further parking for several vehicles leading to a timber double garage and rear access via a metal gate. There is also a new Worcester oil boiler for the central heating which is still under warranty.

Side Garden (Right Hand Side)

This has very wide double metal gates and therefore would be ideal for access for a larger vehicle if required. The side garden is laid to lawn with brick wall and panel fencing, trellis work separating it from the rear patio and established trees and shrubs.

Double Timber Garage

Double timber garage with double wooden doors, supplied with power and light.

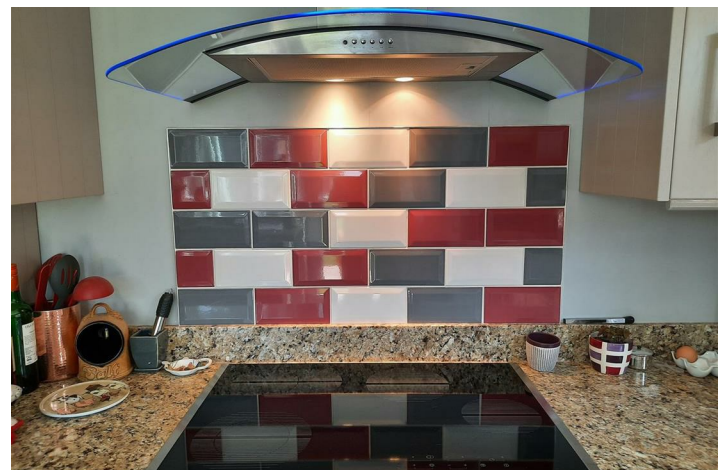
Rear Garden

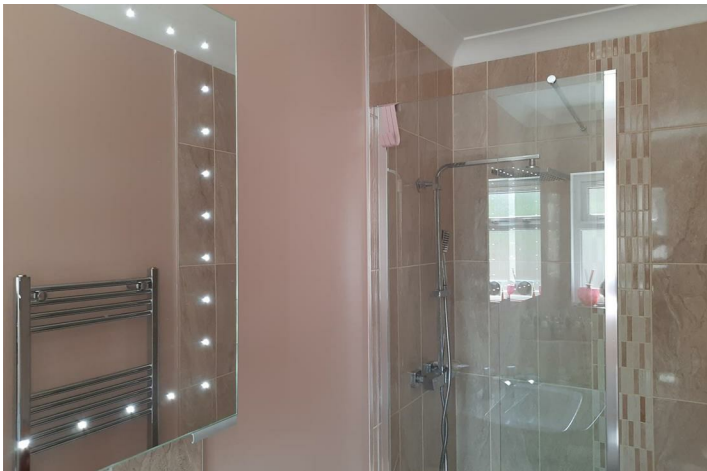
Without doubt the biggest selling feature of this property is this fantastic garden and the entire plot is believed to be just under an acre at 0.94 of an acre (STS) The garden is largely laid to lawn, commences with two patio areas immediately behind the bungalow and has a timber shed. The rear garden has been left to become an area for wildlife. There are a number of established trees providing shade. The garden backs onto fields and is thus completely unoverlooked from the rear.

Timber Workshop

30'6" x 15'2" (9.3 x 4.628)

With fibreglass roof supplied with power and light, windows to side and rear and personal door from rear.

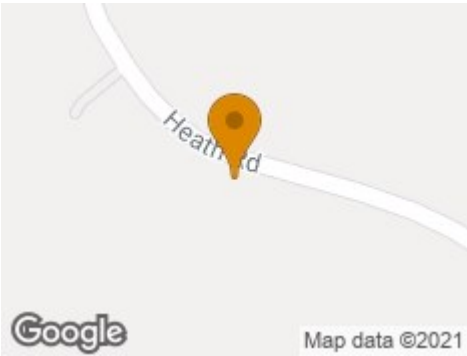








Road Map



Hybrid Map



Terrain Map



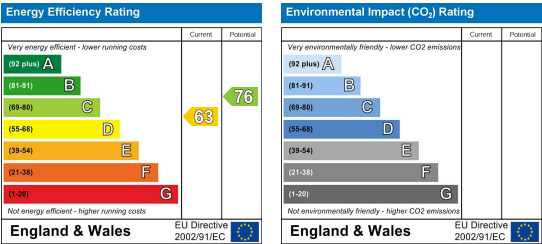
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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