

oakheart

£475,000

Plot 187, Priory Fields, St. Osyth

The four-bedroom semi-detached Austin II is a home designed for modern living, offering a stylish yet practical layout that suits a variety of lifestyles.

The ground floor is thoughtfully designed with open-plan kitchen/living/dining area. The living area benefits from bi-fold doors that seamlessly open onto the south-facing rear garden, creating an effortless connection between indoor and outdoor spaces. The modern kitchen is well-equipped with silestone worktops, a shaker-style kitchen, a wine cooler integrated appliances, and ample storage, making it both functional and elegant.

Upstairs, the Austin II offers two generously sized double bedrooms, providing ample space for family, guests, or flexible living arrangements. The third bedroom is ideal for

a study/nursery. The family bathroom is finished to a high specification, featuring premium tiling, a mirrored vanity cabinet, a heated towel radiator, and a handheld shower head over the bath.

The second floor hosts the main bedroom, with fitted wardrobes, a stylish en suite, and a dedicated area ideal for a home study, offering the perfect balance of comfort and convenience.

Outside, the home is completed with turfed front and rear gardens, Raj Indian sandstone paving slabs for pathways and patios, an outdoor garden tap, and a SimpliSafe doorbell and intruder alarm, ensuring both security and practicality, all at Priory Fields, a private gated development.

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Kitchen/Dining Area - 27'1 x 10'6

Utility Room

Living Room - 15'2 x 11'2

W/C

Study - 6'9 x 6'0

Principle Bedroom - 10'9 x 11'9

En-Suite

Bedroom Two - 11'2 x 12'6











Ground floor

Living room	4.62m x 3.41m 15' 2" x 11' 2"
Kitchen / Dining area	8.26m x 3.20m 27' 1" x 10' 6"
Study	2.07m x 1.82m 6' 9" x 6' 0"

Key

C - Cupboard W - Built in wardrobe ▲ - Front entrance ◀ ▶ - Depicts where measurements have been taken from
WC - Cloakroom



First floor

Principal bedroom	3.92m x 3.59m 10' 9" x 11' 9"
Bedroom two	3.41m x 3.82m 11' 2" x 12' 6"
Bedroom three	3.20m x 2.50m 10' 6" x 8' 2"
Bedroom four	3.02m x 2.93m 9' 11" x 9' 8"

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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