

**Point Clear Road, St. Osyth
CO16 8JA
Guide Price £400,000-£425,000
Freehold**





- **SPACIOUS FOUR BEDROOM DETACHED HOUSE**
- **VIEWS OVER OPEN PADDOCK FIELDS**
- **LARGE KITCHEN/DINER**
- **LOUNGE WITH OPEN FIRE**
- **CONSERVATORY**
- **FAMILY BATHROOM AND CLOAKROOM**
- **SOUTH FACING GENEROUS GARDEN**
- **GARAGE**
- **LOCATION JUST MINUTES TO THE SEA**
- **NO CHAIN**

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME BACKING ON TO COUNTRYSIDE on a generous plot located in the historic village of St Osyth and close to the Sea.

This property offers on the ground floor 20' lounge, kitchen, dining room and conservatory plus cloakroom. The first floor has four bedrooms and family bathroom plus separate WC.

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Outside benefits from garage and off street parking for numerous vehicles plus large rear garden with splendid field views.

OFFERED WITH NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Entrance door, window to side aspect.

ENTRANCE HALL

Stairs to first floor landing.

LOUNGE

20' 0" x 12' 0" (6.09m x 3.65m)

French doors to conservatory, windows to front and side and rear aspects. Feature fireplace with open fire.

KITCHEN

14' 0" x 10' 5" (4.26m x 3.17m)

Range of base, drawer and eye level units with worktop over inset sink and drainer unit. Space for cooker and fridge/freezer. Door to rear garden, windows to side and rear aspects, double cupboard.

DINING ROOM

10' 0" x 8' 10" (3.05m x 2.69m)

French doors leading to conservatory, window to rear aspect, radiator.

CONSERVATORY

19' 10" x 11' 10" (6.04m x 3.60m)

French doors leading to rear garden, door to side. Windows to rear and side aspects.

CLOAKROOM

Low level WC and wash hand basin.



FIRST FLOOR LANDING

Window to front aspect, radiator. Doors to:

BEDROOM ONE

13' 5" x 12' 5" (4.09m x 3.78m)

Window to rear aspect, double fitted wardrobe, radiator.

BEDROOM TWO

10' 5" x 10' 0" (3.17m x 3.05m)

Window to rear aspect, double fitted wardrobe, radiator.

BEDROOM THREE

10' 5" x 9' 0" (3.17m x 2.74m)

Window to rear aspect, radiator.

BEDROOM FOUR

13' 8" x 6' 6" (4.16m x 1.98m)

Window to front aspect, built in cupboard, radiator.

FAMILY BATHROOM

10' 5" x 9' 8" (3.17m x 2.94m)

Panelled corner bath, separate shower cubicle and pedestal sink. Window to rear aspect, heated towel rail, cupboards.

SEPARATE WC

Low level WC and vanity sink unit, window to side aspect.

EXTERIOR

FRONT

Driveway providing off street parking for numerous vehicles and leading to entrance door.

REAR

Generous garden commencing with paved patio area. Mature garden which is laid to lawn with an abundance of shrubs, trees and plants. Countryside views to the rear of the garden.

GARAGE

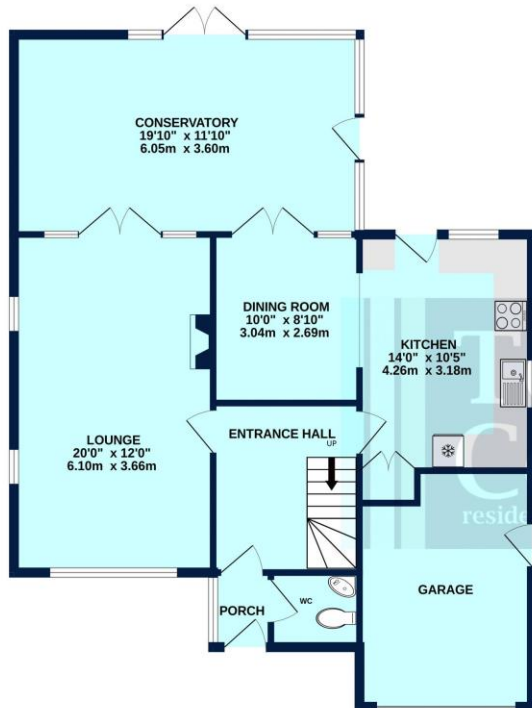
Up and over door with power and light and courtesy door to side.



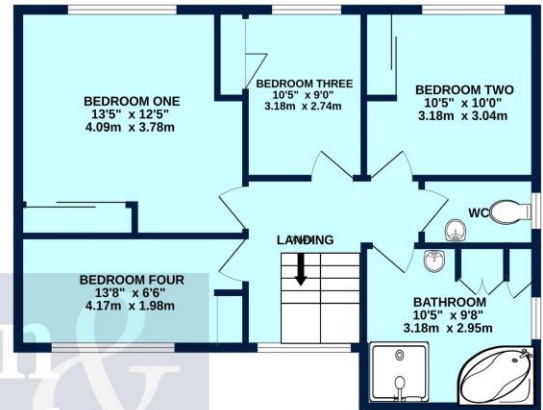




GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



POINT CLEAR ROAD

TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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