

**Oakmead Road, St. Osyth  
CO16 8NW  
Guide Price £280,000-£300,000  
Freehold**







- MINUTES WALK TO BEACH FRONT
- QUIET LOCATION
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- DETACHED CHALET

**\*\* CLOSE TO BEACH FRONT \*\***

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This fabulous detached Chalet offers an impressive balance between comfort and convenience. With its strategic location that is in close proximity to the beach, as well as local shops and amenities, it stands as a wonderful choice for families and couples seeking a tranquil yet exciting place to live.

The property features a total of three spacious double bedrooms, bedroom one, which is on the ground floor, benefits from an En-suite offering that much desired privacy. Bedroom two, also on the ground floor is currently used as a dressing and craft room, whilst bedroom three, located on the first floor, has the convenience of the family bathroom opposite. There is a well-appointed shower room on the ground floor which is ideal for guests.

At the heart of the home is a contemporary fitted kitchen and a large lounge/diner, which looks out onto the South facing garden. It's the perfect space for entertaining guests or enjoying a quiet evening with your loved ones. The garden, being South facing, is one of the unique features of this property, the decking area is perfect for those who appreciate outdoor living, providing a generous space for al fresco dining or simply enjoying the sunshine. In summary, this property offers comfortable living with three double bedrooms, three bathrooms, fitted kitchen, and a lounge/diner, not forgetting the south-facing garden.

It's location close to the beach is a bonus, making it ideal for families and couples who desire a blend of coastal living and home comfort. If this aligns with your expectations of a dream home, then look no further.



The accommodation with approximate room sizes are as follows:

## ENTRANCE HALL

Partially glazed uPVC entrance door, Grey Herringbone effect vinyl flooring, three centre lights, radiator, stairs to first floor landing.

## KITCHEN

14' 3" x 8' 4" (4.34m x 2.54m)

Window to side aspect, door to side, Grey Herringbone effect vinyl flooring, inset spot lights, radiator. Range of contemporary wall and base units with contrasting Grey marble effect worktop, integrated gas hob with extractor over and electric oven, 1½ bowl stainless steel sink/drainers, space for fridge/freezer. Washing machine and dishwasher to remain.

## LOUNGE/DINER

20' 7" x 10' 4" (6.27m x 3.15m)

Black uPVC window to rear aspect, black uPVC French doors to rear, Grey Herringbone effect vinyl flooring, two centre lights, two black radiators.

## BEDROOM ONE

11' 9" x 11' 1" (3.58m x 3.38m)

Window to front aspect, carpet flooring, centre light, radiator.

## EN-SUITE

8' 1" x 4' 7" (2.46m x 1.40m)

Obscured window to side aspect, tiled flooring, inset spot lights, radiator. Double length shower enclosure, low level WC and pedestal wash hand basin, fully tiled walls.



## **SHOWER ROOM**

7' 2" x 5' 7" (2.18m x 1.70m)

Obscured window to side aspect, tiled flooring, inset spot lights, radiator. Shower enclosure with electric shower, low level WC and pedestal wash hand basin.

## **FIRST FLOOR LANDING**

Carpet flooring, centre light. Currently used as a Vanity area.

## **BEDROOM TWO**

12' 7" x 12' 6" (3.83m x 3.81m)

Two Velux style roof lights, carpet flooring, centre light, radiator. Reduced height to sides, eaves storage.

## **FAMILY BATHROOM**

11' 3" x 4' 7" (3.43m x 1.40m)

Tiled flooring, centre light, radiator. Panelled bath, low level WC and pedestal wash hand basin. Fully tiled walls, reduced height to side.

## **EXTERIOR**

### **FRONT**

Laid to lawn, off road parking for numerous vehicles, side access to garden.

### **REAR**

South facing, laid to lawn, patio and decking area, raised flower beds, low maintenance hard landscaping, garden shed.









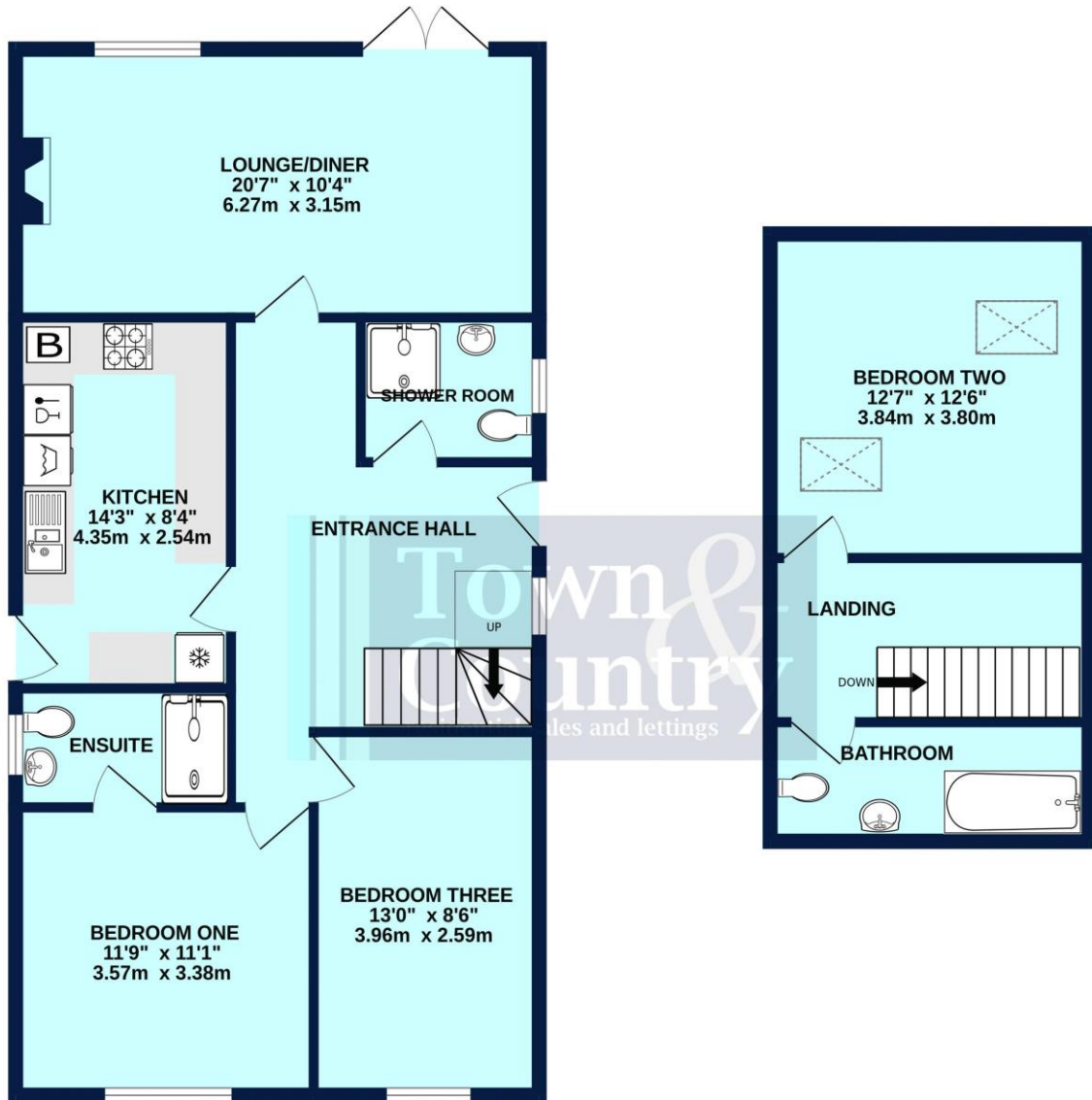


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



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