

St. Clairs Road, St. Osyth, CO16 8QQ
£360,000 Freehold

Town & Country
residential sales and lettings



- **Five Bedroom Semi-Detached Home**
- **Large Kitchen**
- **Perfect Home Business Potential**
- **Open-Plan Lounge/Diner**

- **Four Double Bedrooms**
- **Garage With Power, Light And Water Supply**
- **Private Block Paved Driveway**
- **Large Patio Area And Garden**

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*** LOOKING FOR SOMEWHERE YOU CAN WORK FROM HOME? ***

Step into this beautifully designed home and relax in all the space you could wish for! With a generous kitchen which boasts a double oven, pantry and a large window with views to the front garden, it's a chef's dream. The large open-plan living/dining room is a space to behold, with a wood burning fire, space for multiple sofas, dining table and full height double-glazed windows alongside the French doors with views out to the rear garden. The cloakroom downstairs includes a white Nicholas Anthony low level w/c and a single hand wash basin. Heading upstairs you find four double bedrooms, the generous master boasts double fitted wardrobes, plenty of space for additional furniture and views out on to the front of the property. The second bedroom is equally as generous and also includes double fitted wardrobes however views out onto the large rear garden. The third bedroom is the longest in the home and allows space for additional furniture, double bed and still feels spacious! Double-bedroom four has views out on to the rear garden, whilst bedroom five is a good sized single. The wet room upstairs contains a low level w/c and a single hand wash basin and has only recently been re-floored. The garden is a green fingers' dream, allow yourself to be amazed by the planting potential here and still allows space for the children to play freely! The space outside is perfect for a business from home, there are currently kennels which can be negotiated on should you be in this line of work already and the garage has a double door to the entrance and has been fitted with full power and a water supply, ideal for a grooming business or hair salon! The driveway and car port are enough for multiple vehicles and has been block paved throughout. Do not miss this opportunity, seeing will be believing!

The accommodation with approximate room sizes are as follows:

Front door

HALL

Window to side, tiled floor, 2 x ceiling lights, 2 x radiator, open and light space leading into property, under stairs storage, doors leading to: W.C kitchen, lounge

LOUNGE/DINING ROOM

19' 11" x 11' 11" (6.07m x 3.63m)

Window to front, tiled flooring, 4 x ceiling lights, 2 x radiator, generous living space, working wood burning fire with specialist flue, views onto garden, space for dining furniture for open plan living/dining, doors leading to hallway, garden

KITCHEN

18' 8" x 12' 7" (5.69m x 3.83m)

Window to front, tiled flooring, 2 x ceiling recessed LED panels, large kitchen space, double glazed windows, fitted blinds, views out to front, double oven and extractor fan, black granite worktops, integrated dishwasher, washing machine, butler sink, door leading to: hallway

CLOAKROOM

Window to front, ceiling light, tiled floor, radiator, White Nicholas Antony Suite, single hand wash basin, low level W.C, mirrored wall vanity unit, door leading to: hallway



LOFT

Boarded, insulated, ladder and light

EPC Rating D Council Tax Band C

MASTER BEDROOM

13' 11" x 12' 5" (4.24m x 3.78m)

Window to front, laminate flooring, ceiling light, generous double bedroom, light and airy, plenty of space for furniture, double fitted wardrobes, views out onto front, access to airing cupboard, door leading to: landing

BEDROOM 2

14' 1" x 11' 10" (4.29m x 3.60m)

Window to rear, laminate flooring, ceiling light, radiator, great size double bedroom, views out onto rear, double fitted wardrobes, ample space for furniture, door leading to: landing

BEDROOM 3

17' 10" x 10' 5" (5.43m x 3.17m)

Window to side, carpet flooring, 2 x ceiling lights, 2 x radiator, large double bedroom, views out to rear, lots of space for furniture, light and open room, door leading to: landing

BEDROOM 4

11' 0" x 8' 4" (3.35m x 2.54m)

Window to rear, laminate floor, light, radiator, double bedroom, views out onto rear, space for furniture, door leading to: landing

FAMILY BATHROOM

Frosted window to front, wet room flooring (10yr guarantee), ceiling light, radiator, white two piece suite, low level W.C, wash hand basin, electric shower, wall vanity unit with light and shaving sockets, door leading to: landing

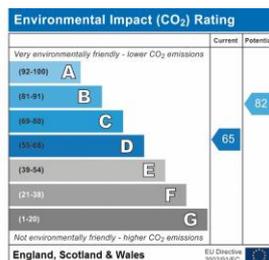
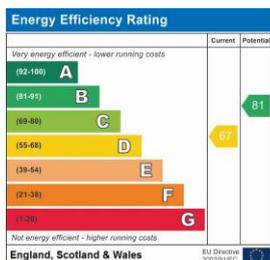
BEDROOM 5

9' 6" x 8' 5" (2.89m x 2.56m)

Window to front, carpet floor, ceiling light, radiator, good sized single room, plenty of space for furniture, views out onto front, dor leading to: landing

OUTSIDE

Garage Located to the side of property, single with power and light, double door and water,



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or incoming tenant must assume the information given is incorrect. All sizes are approx and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer or incoming tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.



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