



BLAKE &  
THICKBROOM



Point Clear Road, St Osyth CO16 8JA

CHAIN FREE

£425,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 3**

Presenting a distinctive three-bedroom detached bungalow set on an impressive plot approaching half an acre, located in the highly regarded Point Clear area. This home offers generous living spaces, a substantial rear garden, and the added convenience of being offered with no onward chain, making it an ideal opportunity for those seeking space and privacy.

Step inside to discover a versatile layout with three reception rooms. The spacious lounge, measuring 5.03m x 4.67m (16'6" x 15'4"), offers a comfortable and bright space overlooking the rear garden. The sitting room, at 4.7m x 3.35m (15'5" x 11'0"), provides an additional area for relaxation or entertaining. A generous dining area, 5.74m x 2.95m (18'10" x 9'8"), seamlessly connects these living spaces, perfect for family meals or gatherings. The kitchen, 4.85m x 2.84m (15'11" x 9'4"), is practically designed to cater to all culinary needs.

The property features three well-proportioned bedrooms. The principal bedroom, 3.66m x 3.53m (12'0" x 11'7"), includes fitted wardrobes. The second bedroom measures 3.66m x 3.35m (12'0" x 11'0"), and the third bedroom is 3.28m x 2.74m (10'9" x 9'0"), offering flexible accommodation options. A four-piece bathroom, 2.74m x 2.44m (9'0" x 8'0"), serves the bedrooms.

A true highlights of this property are the sizeable frontage and expansive rear garden, extending approximately 180 feet in length, providing ample outdoor space for recreation, gardening, or future landscaping projects. The property also benefits from a through garage, offering convenient access to the rear garden, and a gas heating system throughout, ensuring comfort and warmth.

This well presented home combines spacious living with a desirable plot size, offering a unique opportunity to create a bespoke living environment. With no onward chain, this property is ready for its new custodians.

**Bedroom One** - 3.66m x 3.53m (12'0" x 11'7" to fitted wardrobes)

**Bedroom Two** - 3.66m x 3.35m (12'0" x 11'0")

**Bedroom Three** - 3.28m x 2.74m (10'9" x 9'0")

**Dining Area** - 5.74m x 2.95m (18'10" x 9'8")

**Sitting Room** - 4.7m x 3.35m (15'5" x 11'0")

**Lounge** - 5.03m x 4.67m (16'6" x 15'4") Overlooking rear garden

**Kitchen** - 4.85m x 2.84m (15'11" x 9'4")

**Bathroom** - 2.74m x 2.44m (9'0" x 8'0") Four Piece Suite

**Rear Garden** - Approx 180' in length

**Tenure:** Freehold

**Property Type:** Detached Bungalow

- Plot Approaching Half an Acre
- Three Bedrooms
- 16'6 x 15'4 Lounge
- 15'5 x 11' Sitting Room
- 18'10 Dining Area
- 15'11 x 9'4 Kitchen
- Four Piece Bathroom
- Gas Heating System
- Through Garage Giving Access to Rear Garden
- No Onward Chain

Material information for this property:

Tenure is Freehold.

Council Tax Band: E.

EPC: To be confirmed

Services connected:

Electricity: Mains supply

Gas: Mains supply

Water: Mains supply

Sewerage type: Mains supply

Telephone and broadband coverage: Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: None

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.







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