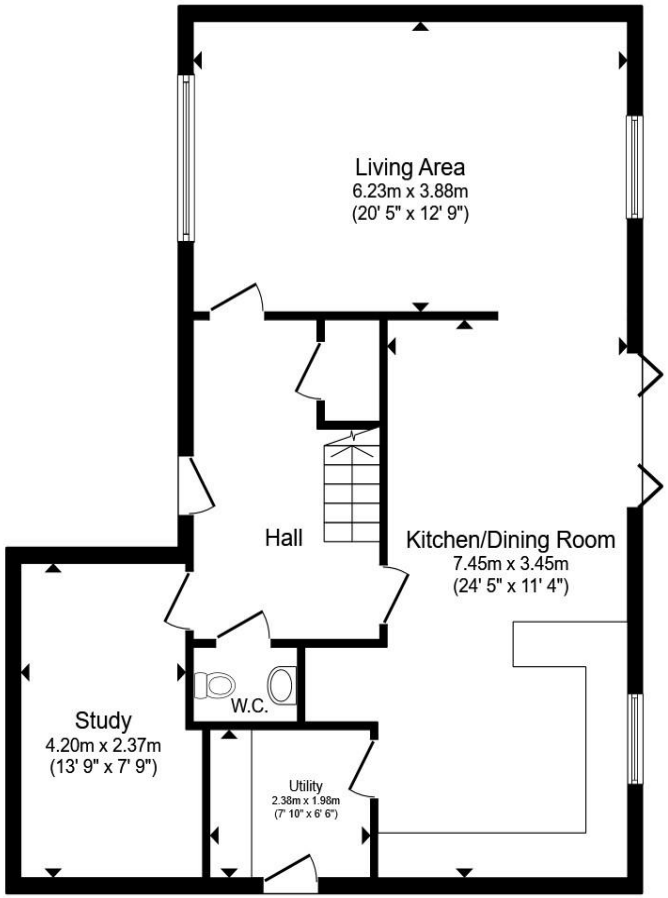
West Field Lane, St. Osyth Clacton-On-Sea CO16 8GW

william
h brown

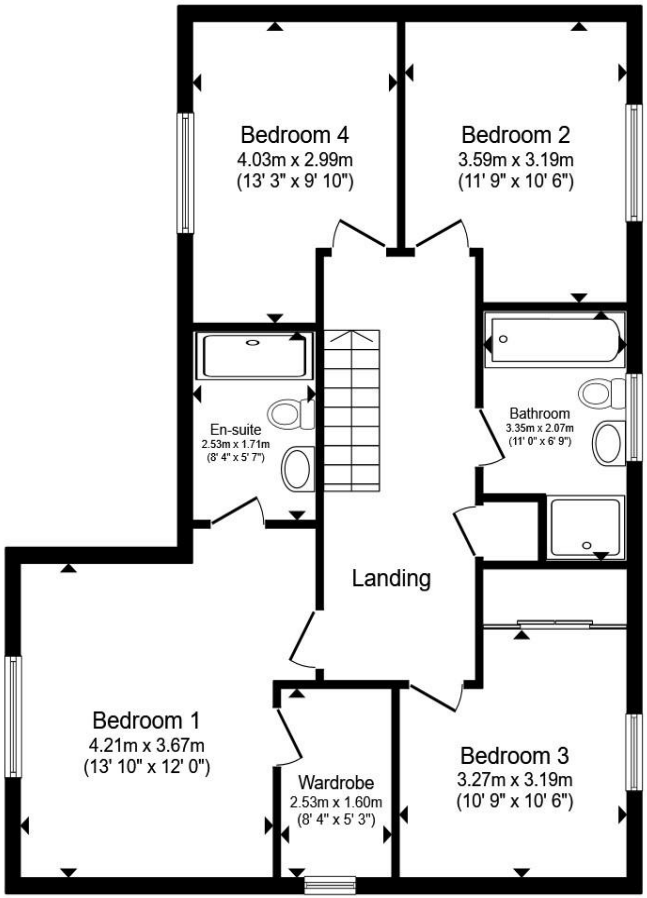
welcome to

West Field Lane, St. Osyth Clacton-On-Sea

Just three years old and offered with no onward chain, the property features a spacious open-plan kitchen, living and dining area, along with a study and utility room. Externally, a generous car port provides parking for up to three vehicles. Early viewing is highly recommended!!



Ground Floor



First Floor

Total floor area 163.2 m² (1,756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Cloakroom

Study
9' x 7' 9" (2.74m x 2.36m)

Lounge Area
20' 5" x 12' 9" (6.22m x 3.89m)

Kitchen/Diner
24' 5" x 11' 4" (7.44m x 3.45m)

Utility Room
10' x 6' 6" (3.05m x 1.98m)

Landing

Bedroom One
13' 1" x 12' (3.99m x 3.66m)

Walk-In Closet

En-Suite

Bedroom Two
11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom Three
10' 9" x 10' 6" (3.28m x 3.20m)

Bedroom Four
13' 3" x 9' (4.04m x 2.74m)

Bathroom

Parking

welcome to

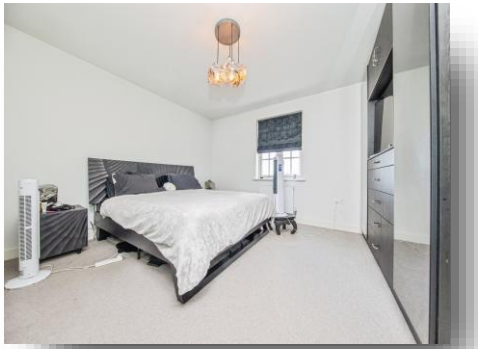
Awaiting Photograph

West Field Lane, St. Osyth Clacton-On-Sea

- Detached Four Bedroom Home
- Secure exclusive gated development
- Underfloor heating downstairs, radiators upstairs, smart thermostat controls.
- Open-plan kitchen, living and dining space
- Main bedroom with fitted wardrobes, walk in closet and en-suite

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310808

The Property Ombudsman

Property Ref:
CTS310808 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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