Dumont Avenue, St Osyth, CO16 8JR

St Osyth

Guide Price

£425,000 to £450,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 3

GUIDE PRICE £450,000 TO £475,000 NO ONWARD CHAIN! Blake & Thickbroom are pleased to be offering for sale this well presented three bedroom detached chalet style bungalow boasting three receptions, two bathrooms, double garage, south facing rear garden and being situated on a potential plot. Call our offices to arrange a viewing now to fully appreciate the accommodation on offer.

FIRST FLOOR: BEDROOM ONE: 5.99m x 4.42m (19'8 x 14'6) Radiator, eaves storage cupboards, access to loft. Stairs to ground floor reception room. Replacement double glazed window to rear. Two replacement double glazed velux windows to side. Access to en suite.
EN SUITE BATHROOM: Fitted with low level WC, panelled bath, vanity hand wash basin with mixer tap and cupboards under. Access to walk in storage cupboard with further access to eaves storage. Replacement double glazed window to front.
ENTRANCE PORCH: Replacement double glazed entrance door to entrance hall.
ENTRANCE HALL: Entrance door to entrance hall. Radiator, storage cupboard, doors to:
GROUND FLOOR RECEPTION ROOM: 4.88m x 4.47m (16'0 x 14'8) Radiator, stairs to first floor. Replacement double glazed bay window to front, further double glazed window to side. Doors to all rooms
BEDROOM TWO: 3.66m x 3.02m (12'0 x 9'11) Radiator, fitted wardrobes, replacement double glazed window to side.
BEDROOM THREE: 3.63m x 3.02m (11'11 x 9'11) Radiator, replacement double glazed window to side.
SHOWER ROOM: Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboard under. Walk in shower, extractor fan, fully tiled walls, tiled flooring, radiator. Replacement double glazed window to side.
LOUNGE: 5.77m x 4.47m (18'11 x 14'8) Three radiators, two replacement double glazed windows to side. Replacement double glazed sliding doors to garden room.
KITCHEN: 3.66m x 3.28m (12'0 x 10'9) Fitted with laminated rolled edge work surfaces with matching upstands. Fitted one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under. Range of eye level cupboards. Fitted low level oven, electric hob with extractor hood above. Tiled flooring, part tiled walls. Log burner, access to utility room and garden room.
UTILITY ROOM: 2.82m x 1.73m (9'3 x 5'8) Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards below, separate storage cupboards, part tiled walls. Replacement double glazed doors to front and rear.
GARDEN ROOM: 6.55m x 4.27m (21'6 x 14'0) Radiator, four replacement double glazed windows to side and rear. Replacement double glazed velux windows to rear. French doors to garden.
OUTSIDE: To the front of the property shingled driveway providing off road parking remainder laid to lawn with flower and shrub borders. Further access to double garage housing wall mounted gas boiler. Side pedestrian access to rear garden. The front driveway is enclosed by brick wall and partially retained by wooden panel fencing.
The rear garden benefits from a south facing garden. Paving adjacent to the bungalow leading to both side, the remaining garden is laid to lawn with a variety of flower, shrubs and trees leading to additional resin area with a complete wrap around access to the pond with two storage sheds to remain. Further decked area to the rear. The rear garden is retained by wooden panel fencing.

Tenure: Freehold

Property Type: Detached Bungalow

- THREE BEDROOMS
- EN SUITE TO MASTER
- 16' x 14'8 FRONT RECEPTION ROOM
- 18'11 x 14'8 LOUNGE
- 12' x 10'9 KITCHEN
- 9'3 x 5'8 UTILITY ROOM
- GAS HEATING
- 21'6 x 14' GARDEN ROOM
- DOUBLE GLAZING
- DOUBLE GARAGE

Material information for this property
Tenure is Freehold. Council Tax Band: E. EPC: D
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
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.

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

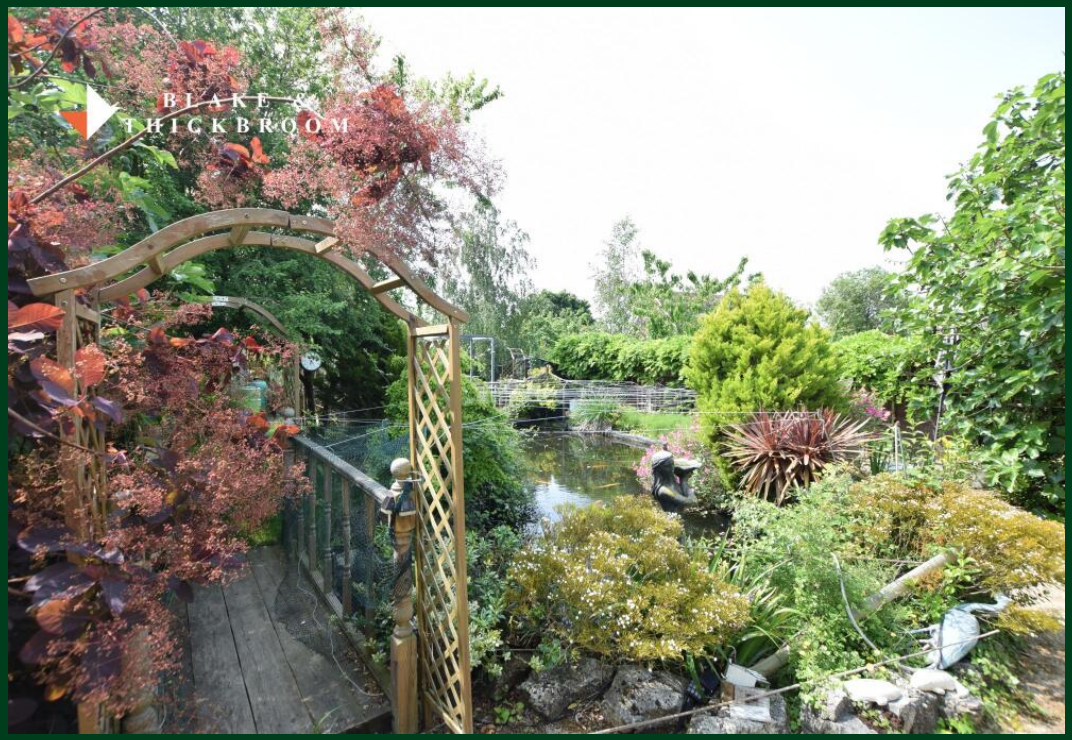
BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

BLAKE &
THICKBROOM


BLAKE &
THICKBROOM

BLAKE &
THICKBROOM

GROUND FLOOR

1ST FLOOR