

oakheart

£300,000

Guide Price

West Field Lane, St. Osyth

GUIDE PRICE: £300,000 - £325,000.

Discover modern luxury and timeless charm at Westfield Lane, St Osyth—a stunning home set within the prestigious St Osyth Priory development. This exceptional property blends traditional architecture with a premium contemporary specification, perfect for sophisticated family living, downsizers looking for a beautiful home with minimal maintenance and improved energy efficiency.

St Osyth Priory is steeped in over 1,400 years of myth, legend, and heritage, with Grade I and II listed buildings and royal connections from Queen Elizabeth

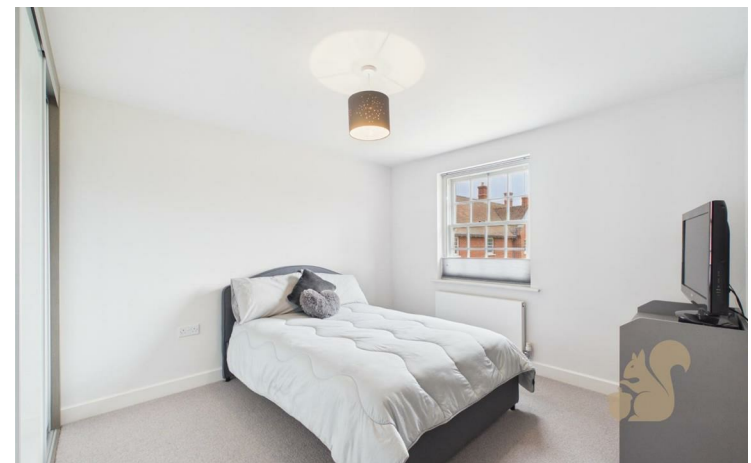
I's visits. Owning a home here means joining a story stretching back to medieval England, with every resident helping preserve and shape its iconic legacy.

The ground floor includes an open-plan kitchen, living and dining area with Thames oak laminate flooring. The kitchen has white units, Silestone worktops, and integrated Bosch and Zanussi appliances, including an induction hob, oven, dishwasher, fridge freezer and washer dryer. There is a stainless steel undermount sink and practical storage throughout.

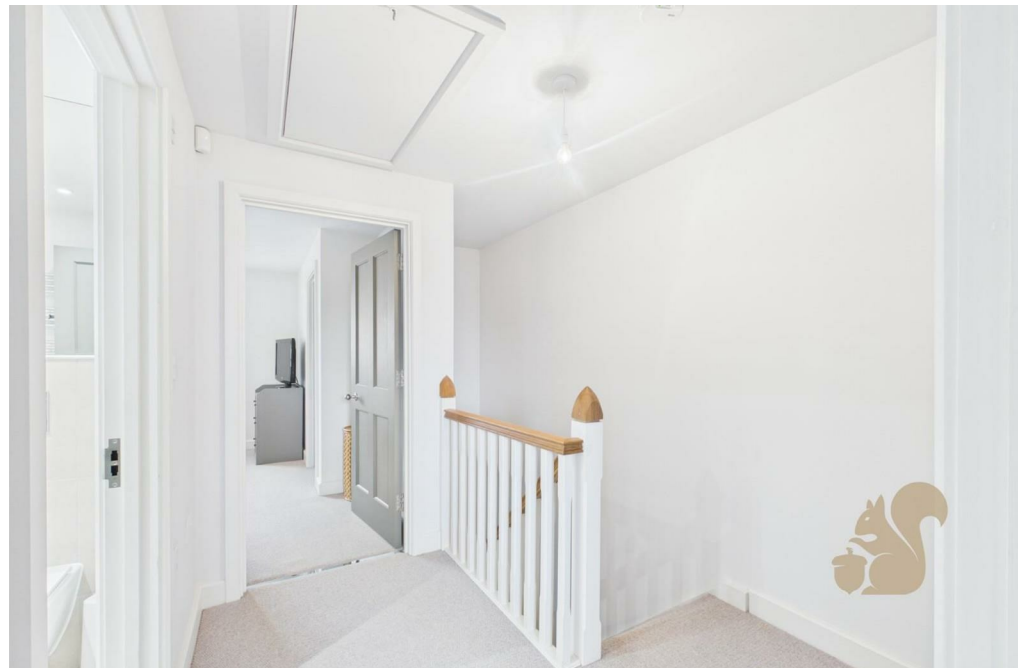
Upstairs there are two double bedrooms with the main bedroom including

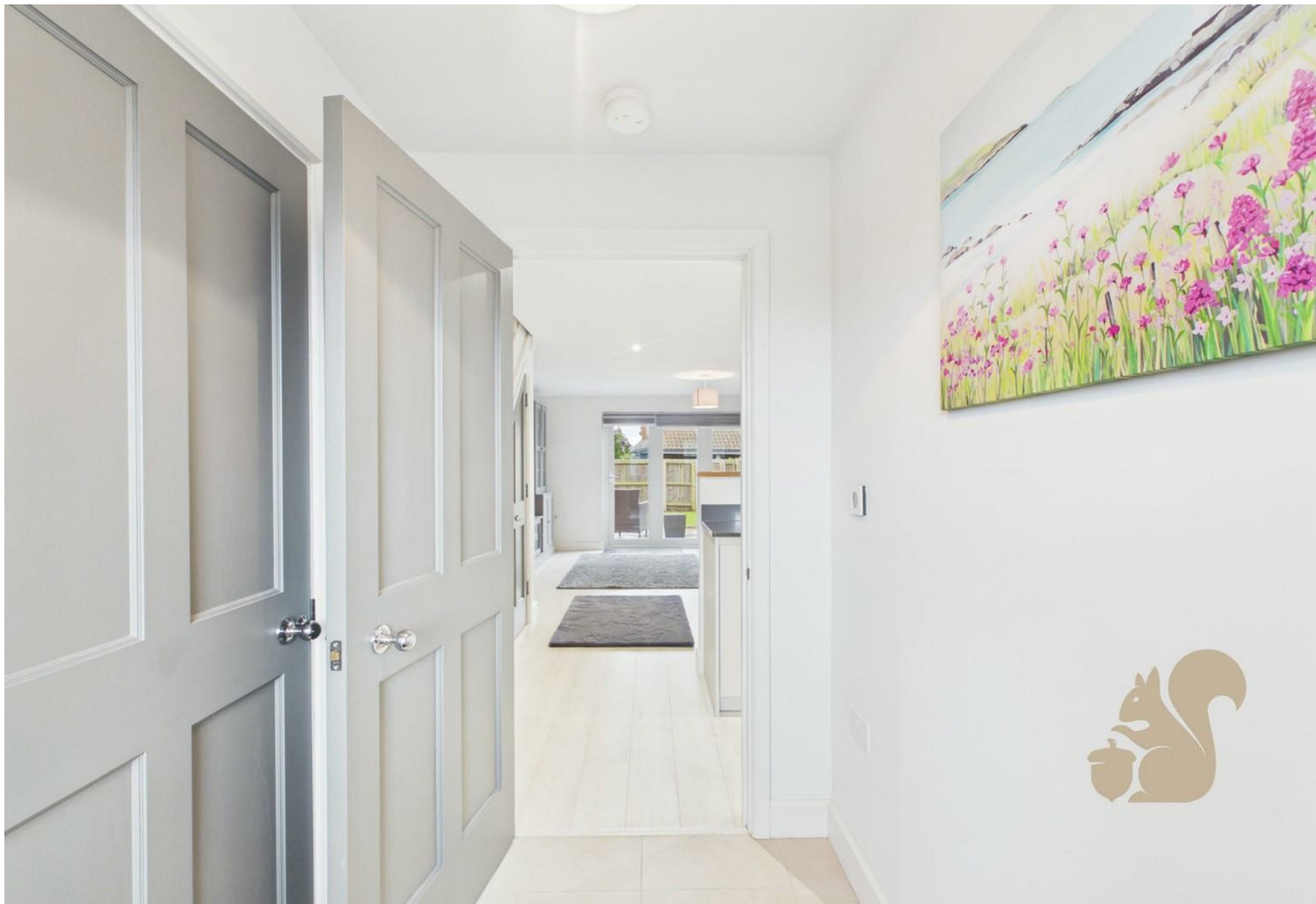
fitted wardrobes & a modern en-suite shower room. Bathrooms feature Laufen sanitaryware, Vado brassware, porcelain wall tiles and heated towel rails. Underfloor heating is fitted downstairs, and radiators serve the upstairs rooms, with smart thermostat controls.

The property includes timber windows, brushed chrome fittings, and an intruder alarm. The garden is turfed with a Raj Indian sandstone patio, and the development is accessed through secure, movement-activated gates. The property benefits from a large garage with Horman roller door. There is then parking in front of the garage. The property benefits from being offered with no onward chain.









246.97 ft²

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	85	96
England & Wales EU Directive 2002/91/EC		