



LAMB & CO

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Inspired by property, driven by passion.



## DUMONT AVENUE, ST. OSYTH, CO16 8JP

GUIDE PRICE £600,000

Situated on the favoured, South side of Dumont Avenue - one of the areas most sought after roads, this substantial detached property offers over 2,000 Sq Ft of versatile accommodation on a generous 0.25 acre plot with views over Ray Creek and the Colne Estuary. Designed and built as a 'one-off' by the current owners, the property has been enjoyed as a family home for many years.

- Four Bedrooms
- Estuary Views
- Master Bedroom with Dressing Area & En-Suite
- Circa 2,000 Sq Ft
- South Facing Garden
- Office & Utility Room
- 0.25 Acre Plot
- EPC C



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### SHOWER ROOM

12' x 3' (3.66m x 0.91m)



### BEDROOM

23'8 x 9'7 (7.21m x 2.92m)



Formerly two separate rooms.

### KITCHEN

11'8 x 11'5 (3.56m x 3.48m)



## UTILITY ROOM

8'10" x 6'2" (2.69m x 1.88m)



## LOUNGE

20' x 13'6" (6.10m x 4.11m)



## DINING ROOM

18'7" x 12'2" (5.66m x 3.71m)



## FIRST FLOOR

### LANDING

### MASTER BEDROOM

### DRESSING AREA

12' x 7'9" to wardrobes (3.66m x 2.36m to wardrobes)



## OFFICE/RECEPTION

12'2" x 8'6" (3.71m x 2.59m)



## BEDROOM AREA

13' x 13' (3.96m x 3.96m)



## BEDROOM THREE

17' x 10' (5.18m x 3.05m)



## EN-SUITE

7'4 x 5'8 (2.24m x 1.73m)



## BATHROOM

9'3 x 5'6 (2.82m x 1.68m)



## BEDROOM TWO

17' x 12' (5.18m x 3.66m)



## OUTSIDE

## FRONT



## GARAGE

## REAR



## AERIAL



## MATERIAL INFO

Council Tax Band: E

Heating: Gas central heating / Log burner

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Superfast available (up to 54mbps)

Mobile Coverage:

O2 - Variable outdoor

EE - Good outdoor

Three - Variable outdoor

Vodafone - Variable outdoor

Construction: Cavity wall

Restrictions: None known

Rights & Easements: None

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: None

Seller's Position: Complete onward chain

Garden Facing: South

Non-Standard Features to note: None

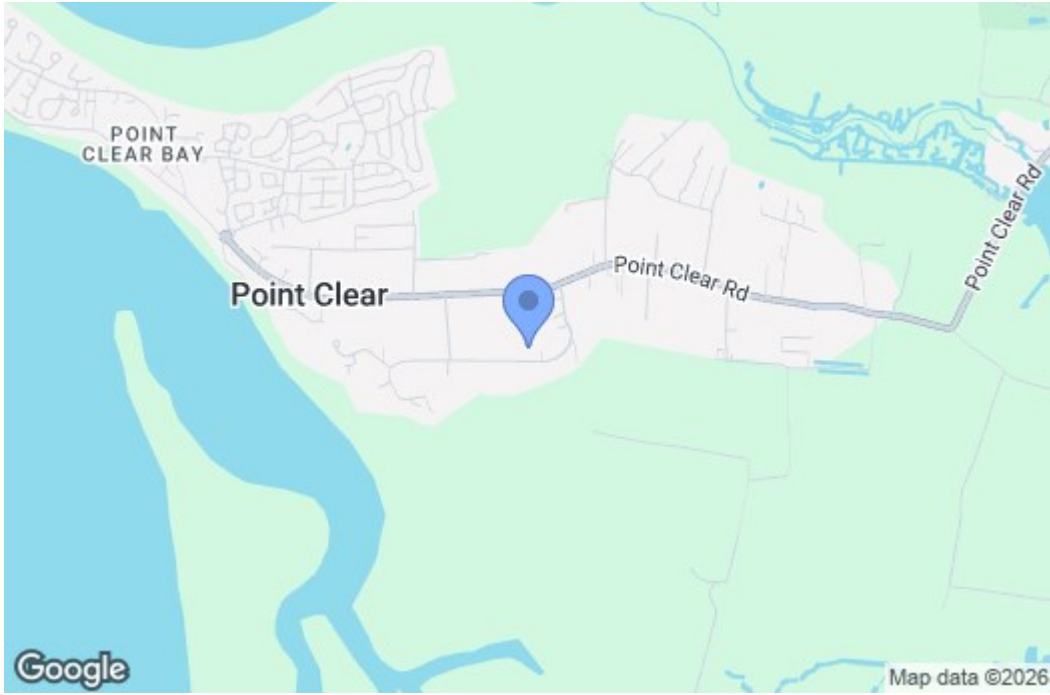
## AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

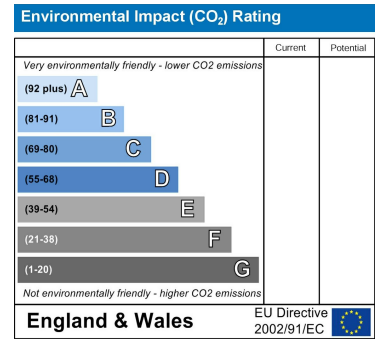
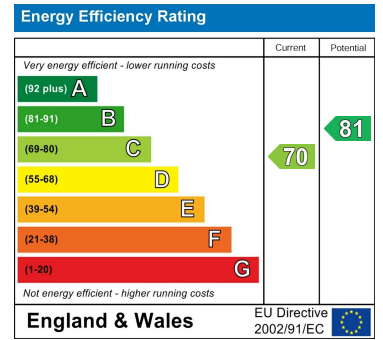
## ANTI MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

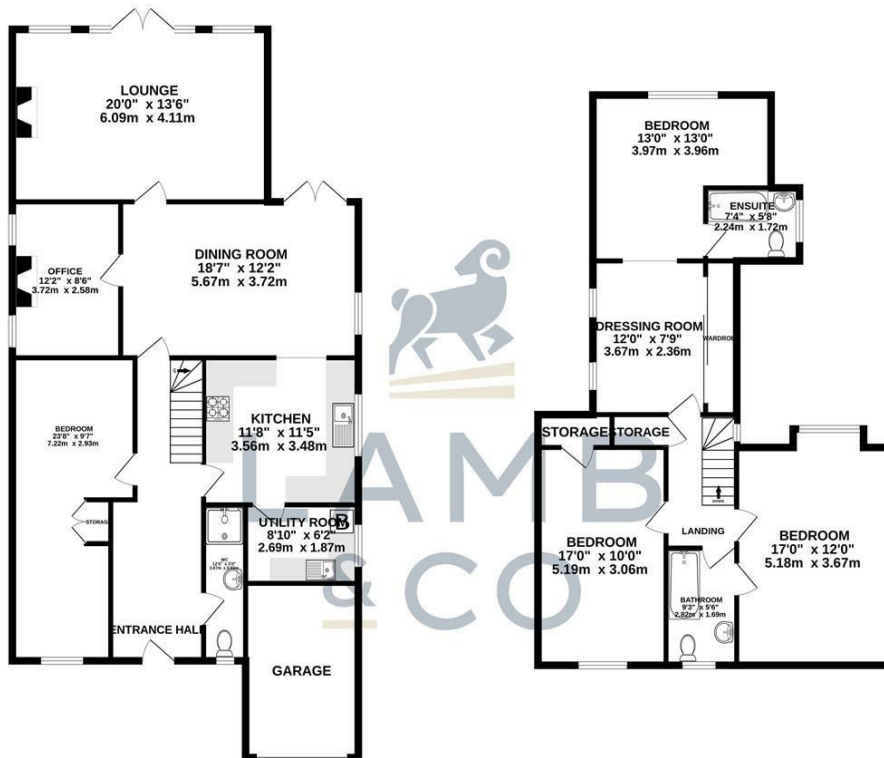
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 2037 sq ft (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex (2026)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.