

oakheart



£750,000

Dumont Avenue, St. Osyth, Clacton-On-Sea

Set within the historic coastal village of Point Clear and enjoying breathtaking south-westerly coastal views, this exceptional five/six bedroom detached residence offers an outstanding lifestyle opportunity with direct water frontage, mooring rights and beautifully maintained grounds approaching one third of an acre. Designed by Potton and constructed to a high specification, the property seamlessly combines striking architectural design with modern energy efficiency, achieving an impressive Energy Performance Rating of 'A'. Features include underfloor heating throughout the ground floor, uPVC double glazing

and solar panels, while the overall design provides generous, light-filled accommodation with vaulted ceilings and an oversized double garage.

An attractive open entrance porch with recessed downlighters leads to the front door and into a bright and spacious reception hall featuring tiled flooring, a cloaks cupboard, understairs storage and access to a cloakroom fitted with WC and wash hand basin. Positioned at the front of the property is a well-appointed guest double bedroom with its own en-suite shower room comprising a shower, wash hand basin and WC.

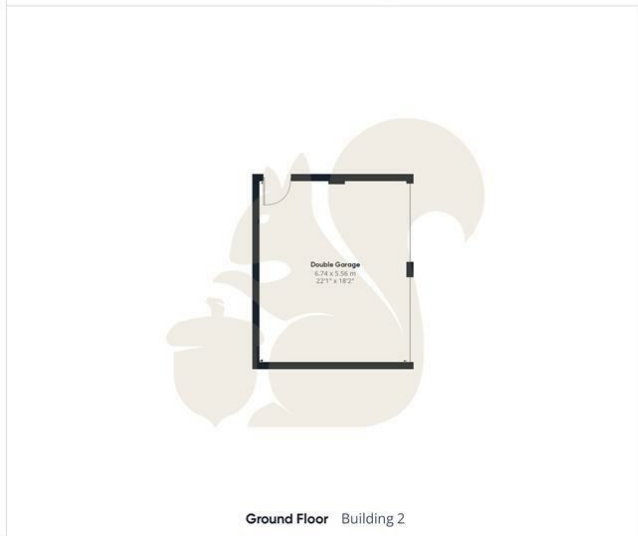
The hallway opens into the impressive main living space where expansive tiled flooring continues and a contemporary inset fireplace forms an attractive focal point. Bi-fold doors extend across the rear elevation, opening onto a terrace and framing uninterrupted views across the garden towards the coast. A recessed dining area adjoins the living space and could easily be enclosed to create a separate dining room if desired.











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Approximate total area<sup>m</sup>

- 266 m<sup>2</sup>
- 2861 ft<sup>2</sup>

Balconies and terraces

- 7.5 m<sup>2</sup>
- 81 ft<sup>2</sup>

Reduced headroom

- 1.8 m<sup>2</sup>
- 20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

- ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
E

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.