



LAMB & CO

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DUMONT AVENUE, ST. OSYTH, CO16 8JP

GUIDE PRICE £600,000

A substantial individually designed four-bedroom detached home occupying an exceptional approximately ¼-acre south-facing plot on the favoured southern side of Dumont Avenue, enjoying attractive views across Ray Creek and the Colne Estuary and situated just minutes from the beach. Offering approximately 2,037 sq ft of versatile accommodation, this unique home combines generous living space, a substantial private garden, coastal views and one of the area's most sought-after residential positions.

- 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)



OFFICE/RECEPTION

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



FIRST FLOOR

LANDING

MASTER BEDROOM

DRESSING AREA

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



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

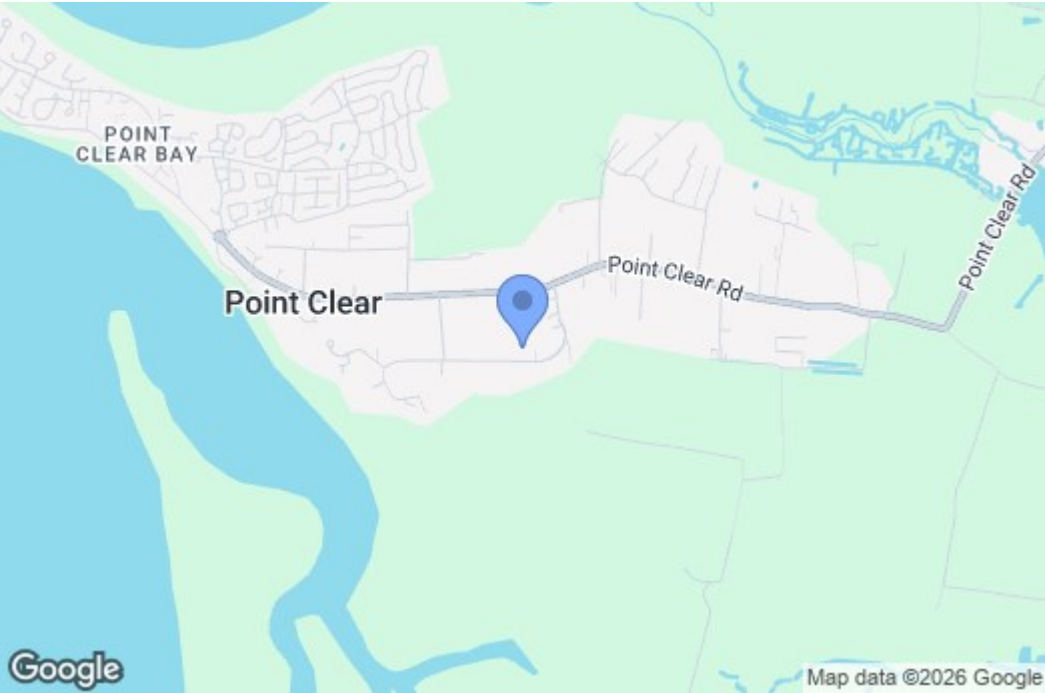
AGENT NOTE

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.

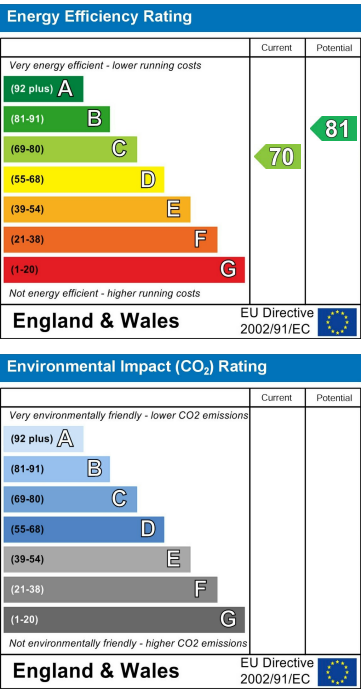
ANTI MONEY LAUNDERING

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.

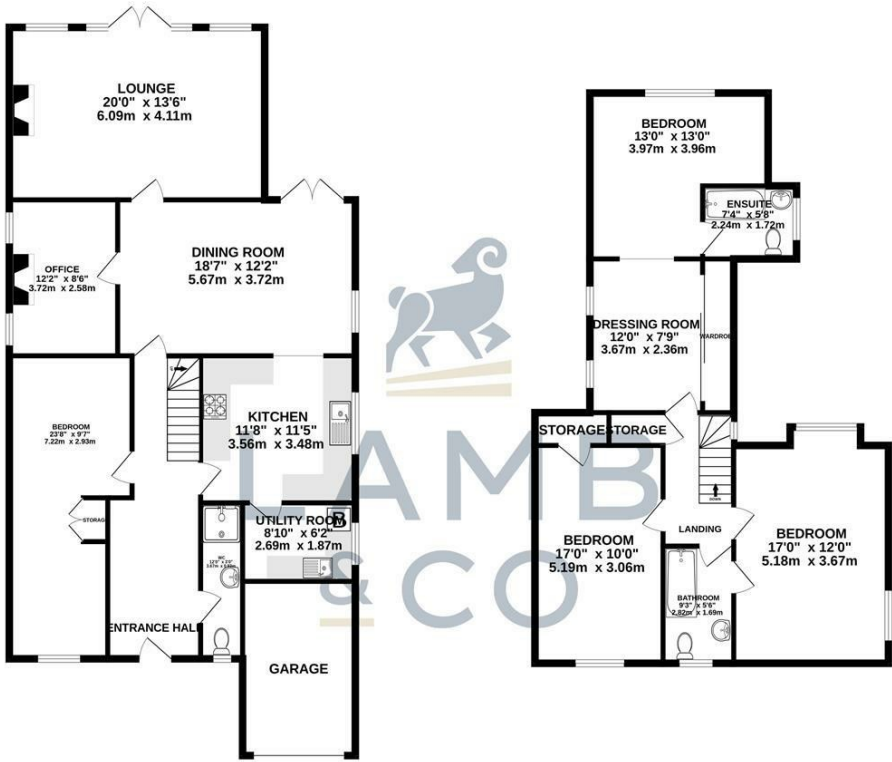
Map



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 floorplan 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 not 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.

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