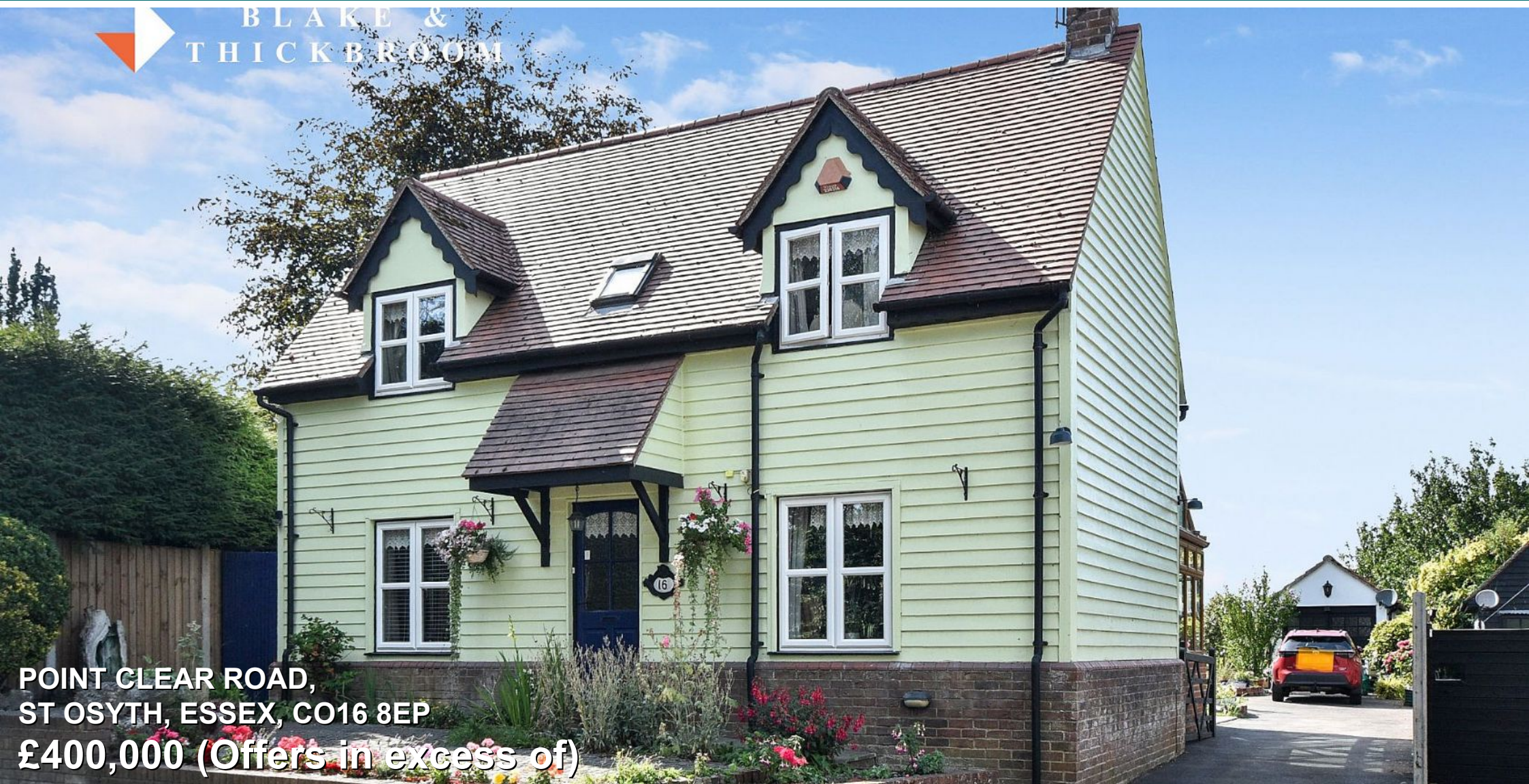




**POINT CLEAR ROAD,
ST OSYTH, ESSEX, CO16 8EP
£400,000 (Offers in excess of)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this 1990s built detached cottage situated just a short walk from the centre of the historic village of St Osyth. The older facade is perfectly blended with modern features currently hosting a recently refitted kitchen, a four piece family bathroom plus an ensuite shower room to the master bedroom. An internal viewing is recommended to fully appreciate the size and quality of the property and also the idyllic position backing onto farmland.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 main London Road, upon reaching the main London Road roundabout take the first exit into St Johns Road (fire station on left). Proceed along St Johns Road for approximately one and a half miles, across three mini roundabouts. Pass Pump Hill Garage on the right hand side, down the hill and turn left into Clacton Road, St Osyth. Proceed into the centre of the village, straight across the crossroads into The Bury. Proceed past the Priory on the right hand side, across the causeway and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE FIRST FLOOR BEDROOMS (MASTER BEDROOM with ENSUITE SHOWER ROOM) *
- * 14'7 x 11'7 LOUNGE * 17'8 x 10' CONSERVATORY *
- *19'9 x 12' REFITTED KITCHEN DINER WITH OIL FIRED AGA STYLE BOILER *
- * 11'4 x 8'10 GROUND FLOOR STUDY / OFFICE * GROUND FLOOR CLOAKROOM * FIRST FLOOR FOUR PIECE FAMILY BATHROOM *
- * 9'1 x 5'2 LAUNDRY ROOM * UPVC DOUBLE GLAZING * NO ONWARD CHAIN *
- * OUTBUILDINGS AND SHEDS * 18'9 GARAGE * 14' x 10' GARDEN ROOM / STUDIO WITH AIR CONDITIONING UNIT * SOLE AGENTS * FARMLAND VIEWS TO REAR * VILLAGE LOCATION *

ENTRANCE HALL:

Partially glazed entrance door to entrance hall. Radiator. Wooden flooring. Turning stairflight to first floor with storage cupboard under. Doors to ground floor accommodation.

LOUNGE: 14'7 (4.45m) x 11'7 (3.53m)

Tiled flooring. Open fire place with tiled inserts and hearth. UPVC double glazed window to front and French style double doors leading to conservatory.

CONSERVATORY: 17'8 (5.38m) x 10'0 (3.05m)

Of brick base construction with tiled flooring. Radiator. UPVC double glazed aspects to side and rear, glazed roof and double doors leading to rear garden, further door to kitchen diner.

KITCHEN DINER: 19'9 (6.02m) x 12'0 (3.66m)

The kitchen has been recently refitted with a range of white high gloss finish laminated fronted units with Quartz work surfaces, inset sink unit with mixer tap over, cupboards and drawers under, range of matching eye level cupboards with work surface lighting under, integrated dishwasher, electric hob and oven. Fitted Aga style oil fired boiler / cooker with tiled surround. Double glazed windows to sides and further door to entrance hall.

GROUND FLOOR OFFICE / STUDY: 11'4 (3.45m) x 8'10 (2.69m)

Radiator. Fitted shelving. Double glazed windows to front and side aspects.

GROUND FLOOR CLOAKROOM:

White coloured suite comprising of enclosed low level WC, vanity wash basin. Radiator. Tiled flooring. Double glazed window to rear.

FIRST FLOOR GALLERIED LANDING:

Built in airing cupboard. Access to loft with telescopic ladder. Skylight window to front. Doors to bedrooms and family bathroom.

BEDROOM ONE: 16'1 (4.90m) x 12'1 (3.68m)

(max, into door recess). Radiator. Double glazed window to rear affording views over garden and distant farmland views. Door to:

EN SUITE SHOWER ROOM:

Fitted with a white coloured suite comprising of shower quadrant, pedestal wash basin, low level WC. Partially tiled walls, tiled flooring. Radiator. Double glazed window to side.

BEDROOM TWO: 14'8 (4.47m) x 12'0 (3.66m)

Radiator. Double glazed window to front, further double glazed window to rear affording farmland views.

BEDROOM THREE: 8'10 (2.69m) x 8'0 (2.44m)

Radiator. Double glazed window to front.

FAMILY BATHROOM:

Four piece white coloured suite comprising of claw foot bath, pedestal wash basin, low level WC, recessed shower cubicle. Radiator. Partially tiled walls. Wooden flooring. Double glazed window to side.

OUTSIDE:

Elevated front garden with retaining brick wall predominantly paved with flower and shrubbery borders and five bar gated access giving driveway to rear garden and garage at the foot of the garden.

LAUNDRY ROOM: 9'1 (2.77m) x 5'2 (1.57m)

Adjacent to the rear of the conservatory and fitted with laminated units with rolled edge work surfaces and inset ceramic sink unit. Radiator. Tiled flooring. Further window overlooking the garden.

REAR GARDEN:

The rear garden is predominantly lawned with attractively planted central fish pond. Flowers and shrubbery borders and rockery. Concealed oil storage tank. Additional timber storage shed. The garden backs onto farmland with uninterrupted views.

GARDEN ROOM: 14'0 (4.27m) x 10'7 (3.23m)

Formerly used as Office/Studio with fitted air conditioning unit (not tested).

GARAGE: 18'9 (5.72m) x 8'2 (2.49m)

Power and light connected and double doors to front.

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GROUND FLOOR

1ST FLOOR



POINT CLEAR ROAD, ST OSYTH, ESSEX, CO16 8EP

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 error, 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.

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