



## Melinda Lane, St Osyth

This thoughtfully designed detached house on Melinda Lane pairs a traditional silhouette with a calm, contemporary interior. Arranged around a generous open-plan living space, the house is defined by its soft material palette, careful use of light and a well-balanced layout suited to modern family life.

Offers in excess of £500,000

# Melinda Lane

Clacton-On-Sea, CO16



- Contemporary detached house with a refined, design-led interior
- Bespoke kitchen with oversized island and integrated appliances
- Detached outbuilding arranged as a studio and gym
- Approx. 2,330 sq ft total accommodation, including garage and outbuilding
- Three bedrooms and two bathrooms, including a freestanding bath and walk-in shower
- Garage and off-street parking
- Expansive open-plan kitchen, dining and living space (24'1 x 20'0)
- Secondary reception room and separate playroom / study

## The Property

Entry is via a simple, well-composed frontage, giving way to interiors that are both restrained and quietly refined. At the front of the house, a separate sitting room offers a more intimate setting, with soft textures, muted tones and filtered natural light creating a sense of retreat.

To the rear, the house opens into a substantial, full-width living space. Here, zones are subtly defined without interrupting flow: a seating area, dining space and kitchen are arranged around a central island, creating a sociable and functional heart to the home. The finishes are understated and cohesive, with an emphasis on texture and tonal consistency rather than contrast.

The kitchen is centred around a large island, conceived as both workspace and gathering point, with integrated appliances and clean-lined cabinetry maintaining a streamlined appearance. The overall effect is calm and considered.

Also on this floor is a separate playroom or study, positioned away from the main living area, alongside a utility room and a cloakroom with a shower.

Upstairs, three bedrooms are arranged beneath gently sloping ceilings, with rooflights drawing in additional light. The principal and second bedrooms are both generous doubles, while the third is currently arranged as a nursery.

The main bathroom is particularly well resolved, with a freestanding bath, walk-in shower and warm, stone-toned tiling, complemented by brass fittings and a timber vanity. A second shower room, the ensuite to the principal bedroom, is finished in a similar palette, with darker fittings providing subtle contrast.

Throughout, the house is unified by a soft, neutral palette and a considered mix of materials, resulting in spaces that feel both contemporary and enduring.

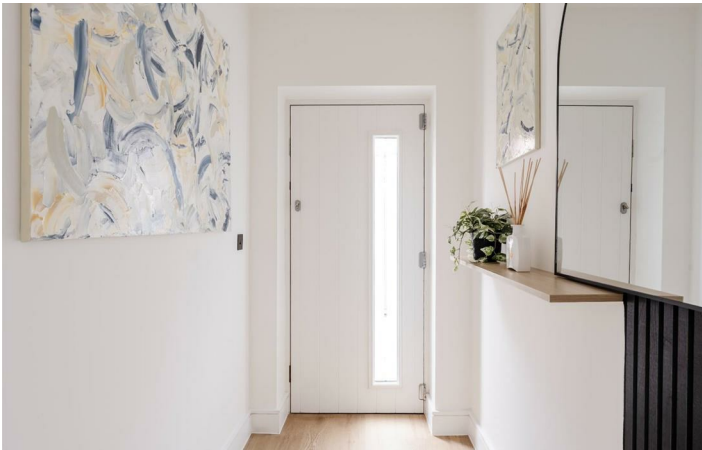
## The Outside

A paved terrace sits directly behind the house, providing an area for outdoor dining and entertaining, with a clean, contemporary finish.

Beyond, a lawned section is bordered by fencing, offering a sense of enclosure and privacy. The proportions are well balanced, allowing for both open space and defined areas for seating or play.

To the rear of the plot sits a detached outbuilding, divided into two rooms and currently arranged as a studio and gym. This provides a natural extension of the internal accommodation, suited to a range of uses including work, fitness or creative space.

An attached garage is positioned to the side of the house, alongside off-street parking to the front.



# Floor Plan

## 12 Melinda Lane, Clacton-On-Sea, CO16 8HX

Approximate Gross Internal Area = 1951 sq ft / 181.3 sq m  
 Garage / Outbuilding = 379 sq ft / 35.2 sq m  
 Total = 2330 sq ft / 216.5 sq m  
 (Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale.  
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