

**Point Clear Road, St. Osyth  
CO16 8JB  
£395,000 Freehold**

**Town &  
Country**  
residential sales and lettings



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- NON-ESTATE LOCATION
- GENEROUS (APPROX) 300FT PLOT
- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- EN-SUITE
- NO ONWARD CHAIN
- AMPLE OFF ROAD PARKING
- LOFT ROOM

**\*\*NO CHAIN\*\***

A TRULY VERSATILE THREE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGLOW LOCATED ON AN IMPRESSIVE PLOT (APPROX 300') ON THIS WELL RENOWNED ESTABLISHED ROAD.

Positioned in this non-estate location, this generously sized property is set back from the road and is a stones' throw from the local shop, whilst being just a short distance from the historic village centre and beaches.

The accommodation will need a certain degree of modernisation and would ideally suit a buyer looking to stamp their identity onto what will once again be a lovely family home.

The residence is set out over two floors with the ground floor consisting of entrance porch, entrance hallway, living room, dining area, kitchen, study/office, inner hall, bathroom, separate shower room and three double bedrooms.

On the first floor is a loft room with two areas and a concealed attic space. Outside the front garden is an excellent size with more than ample parking, whilst the rear garden extends to a very sizeable length.

An appointment to view should be made at your earliest convenience to avoid disappointment.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

Double glazed frosted entrance door, double glazed windows to two elevations. Tiled flooring.

#### **ENTRANCE HALLWAY**

Panel glazed door, tiled flooring, radiator.

#### **LIVING ROOM**

18' 5" x 11' 10" (5.61m x 3.60m)

Double glazed patio doors to garden. Red brick fireplace with alcove, wood laminate flooring, radiator.

#### **DINING AREA**

17' 5" x 10' 4" (5.30m x 3.15m)

Double glazed window to rear elevation, double glazed patio doors to rear garden. Tall standing storage units and work tops, space for range cooker with filter hood over. Freestanding log burner, wood laminate flooring, radiator.

#### **KITCHEN**

9' 9" x 8' 10" (2.97m x 2.69m)

Double glazed window to side elevation. One and a quarter bowl inset sink unit with mixer taps and cupboards under. Range of floor standing cupboards and units, adjacent work tops, wall mounted units. Alcove for fridge/freezer, built-in larder cupboard, wood laminate flooring.

#### **UTILITY ROOM**

7' 10" x 5' 3" (2.39m x 1.60m)

Space for washing machine, courtesy lighting, tiled flooring.



**STUDY/OFFICE**

11' 5" x 8' 5" (3.48m x 2.56m)

Open tread staircase to loft room, wood laminate flooring. Doors to inner hallway and living room.

**INNER HALLWAY**

Wood laminate flooring, radiator.

**FAMILY BATHROOM**

13' 9" x 7' 10" (4.19m x 2.39m)

Double glazed frosted window to rear elevation. Low level WC, wash hand basin with mixer tap and vanity cupboard under, corner bath with mixer tap shower spray and bidet. Tiled flooring, radiator.

**BEDROOM ONE**

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to front and side elevations. Wood laminate floor, radiator.

**SHOWER ROOM**

6' 5" x 4' 8" (1.95m x 1.42m)

Extractor fan, wall mounted downflow heater. Low level WC, wash hand basin with mixer tap and vanity cupboard and shower cubicle with Triton shower. Tiled floor, radiator.

**BEDROOM TWO**

13' 0" x 11' 1" (3.96m x 3.38m)

Double glazed window to front elevation. Fitted wardrobe cupboards. Wood laminate flooring, radiator.

**BEDROOM THREE**

12' 9" x 10' 11" (3.88m x 3.32m)

Double glazed window to front elevation. Fitted wardrobe cupboards. Wood laminate flooring, radiator.

### LOFT ROOM/ATTIC

Open tread space saver staircase gives access to a loft room which is split into two areas. One area has a window to the rear. The other area has fitted storage cupboards with a concealed further attic area where there is a wall mounted Baxi gas boiler.

### FRONT GARDEN

Concealed by mature conifers with access via a large circular tarmacadam driveway. Central circular lawned area and side access to the rear garden.

### REAR GARDEN

Generous in size established garden with lawned areas and mature trees and shrubs. There is a workshop measuring 16'9 x 9'3 and three further timber storage sheds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









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