



BLAKE & THICKBROOM



**ALPHA ROAD,  
ST OSYTH, ESSEX, CO16 8NP  
£470,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | [enquiries@blake-thickbroom.co.uk](mailto:enquiries@blake-thickbroom.co.uk)  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this substantial detached bungalow occupying a semi rural location to the outskirts of the historic village of St Osyth. The mature sizable rear garden hosts a number of outbuildings and an early viewing is advised in order to appreciate the overall size and quality of this property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre A133 London Road. Upon reaching the main London Road roundabout take the first exit into St Johns Road. Proceed straight across the mini roundabout passing the Brace of Pistols public house on the left and across the next mini roundabout heading towards St Osyth. Pass the petrol station on the right before turning left into Clacton Road St Osyth. Follow the road into the centre of the village across the crossroads into The Bury passing the historic priory on your right. Proceed across The Causeway into Point clear Road. Follow Point Clear Road for approx one mile before turning right into Oakmead Road. Follow the road down into Alpha Road, round to the left and the property can be found after a short distance on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* FOUR BEDROOMS \* EN SUITE SHOWER TO MASTER \*

\* 17' x 11'9 KITCHEN/DINER \* 20'3 X 17' LOUNGE \* 10'9 CONSERVATORY \*

\* 10'4 BATHROOM \* ADDITIONAL SEPARATE WC \*

\* APPROX 100' REAR GARDEN \* 30' x 10' GARAGE/WORKSHOP \*

\* TIMBER SHEDS AND CHICKEN HOUSE \* SEMI RURAL POSITION OFF A PRIVATE ROAD \*  
VIEWING RECOMMENDED \*

**ENTRANCE PORCH:**

Double glazed entrance door to entrance porch, tiled flooring, further door to entrance hall.

**ENTRANCE HALL:**

L Shaped, radiators, access to loft, built in airing cupboard, further walk in storage cupboard, doors to all rooms.

**LOUNGE:** 20'3 (6.17m) x 17'0 (5.18m)

Laminated flooring, moulded regency style fire surround with double glazed windows to side. Sliding patio doors to conservatory. Multi pane double doors to kitchen/diner.

**KITCHEN DINER:** 17'0 (5.18m) x 11'9 (3.58m)

Fitted with a range of white coloured high gloss finished units comprising laminated rolled edge work surfaces and peninsula with ceramic one and a half bowl sink unit. Cupboards, drawers and storage space under, range of eye level cupboards, tiled flooring, further fitted storage cupboard with wall mounted gas boiler, tiled flooring. Double glazed windows to front and side, further double glazed door to side and additional access to entrance hall.

**CONSERVATORY:** 10'9 (3.28m) x 8'0 (2.44m)

Brick base construction with UPVC double glazed aspects to side and rear, radiator. Double doors leading to patio and rear garden.

**BEDROOM ONE:** 10'0 (3.05m) x 12'0 (3.66m)

(plus door recess) Radiator, double glazed window to front, door to en suite shower.

**EN SUITE SHOWER ROOM:**

Fitted with shower cubicle, vanity wash basin, low level WC.

**BEDROOM TWO:** 11'9 (3.58m) x 10'0 (3.05m)

(to fitted wardrobes) Radiator, double glazed window to rear.

**BEDROOM THREE:** 13'9 (4.19m) x 9'1 (2.77m)

Radiator, double glazed window to rear.

**BEDROOM FOUR:** 10'0 (3.05m) x 9'10 (3.00m)

Radiator, double glazed window to front.

**FAMILY BATHROOM:** 10'4 (3.15m) x 7'7 (2.31m)

Four piece white coloured suite comprising panelled bath with tiled surround, pedestal wash basin, low level WC. Shower quadrant, fully tiled walls, tiled flooring, chrome effect radiator. Double glazed window to rear.

**SEPARATE WC:**

Low level WC, wall mounted wash basin, radiator, part tiled walls.

**OUTSIDE:**

Approx 70' wide frontage is retained by brick wall and iron railings with central mature shrubs and afford two separate parking areas and offers potential for in and out driveway subject to alterations. Gated access to the left hand side giving access to rear garden and garage/workshop. The mature rear garden is approx 100' in length, laid to lawn with large fish pond and steps up to substantial patio adjacent to the rear of the bungalow. Planted trellis to the left hand side partially conceals garage/workshop and timber sheds. Further greenhouse to the foot of the garden. The brick built garage is approx 30' in length in total sub divided with timber stud work with power and light connected.

::

**AGENTS NOTES:**

Tenure is Freehold

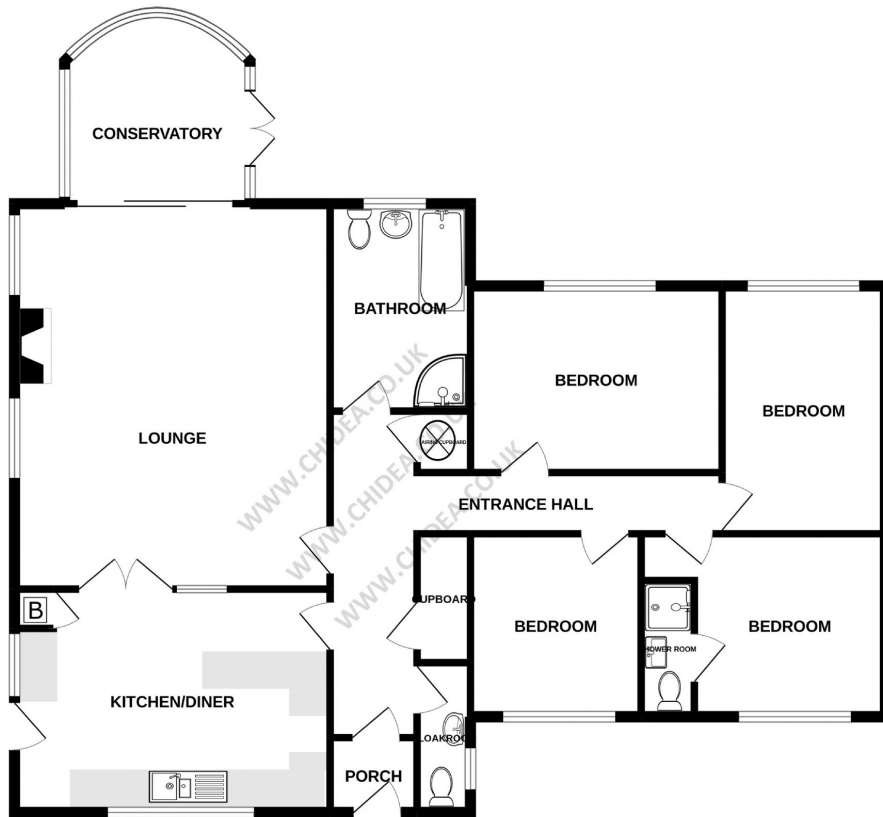
The Alpha Road residents association is in place to maintain and improve the private road and a voluntary contribution of £60.00 is requested annually from its residents.







GROUND FLOOR  
126.1 sq.m. (1358 sq.ft.) approx.



TOTAL FLOOR AREA : 126.1 sq.m. (1358 sq.ft.) 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 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.  
Made with Metropix ©2022

GROUND FLOOR  
126.1 sq.m. (1358 sq.ft.) approx.



TOTAL FLOOR AREA : 126.1 sq.m. (1358 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2022