



**DESCRIPTION:**

BUILT IN 2021

Beautifully presented modern detached family home situated on a substantial plot in this semi rural location within the sought after village of Point Clear. The property is conveniently situated within walking distance of local village stores and bus routes to the historic village of St Osyth and main road access to both Clacton and Colchester town centre. The property has been beautifully maintained by the current owners from new and an internal viewing is highly recommended to appreciate the standard of home on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left into St Johns road. Proceed along St Johns Road for approximately 2 miles, upon reaching Pump Hill garage on the right, proceed down the hill taking the first turning left into Clacton Road towards the centre of the village of St Osyth. Proceed into the centre, straight across the main crossroads onto Mill Road,. Proceed along Mill Road for a further one mile, over the lake and continue into Point Clear Road. Continue around the first bend for a short distance and the property can be found on the right hand side.

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

\* FOUR BEDROOMS \* EN SUITE SHOWER ROOM \*

\* FAMILY BATHROOM \* GAS HEATING VIA RADIATORS \*

\* GALLERIED LANDING \* 15'3 x 13'5 LOUNGE \* BALANCE OF 10 YEAR BUILDERS WARRANTY \*

\* 18'1 x 16'8 KITCHEN/DINER/FAMILY ROOM \* UTILITY ROOM \*

\* GROUND FLOOR CLOAKROOM \* DOUBLE GLAZING \*

\* DETACHED BLOCK BUILT OFFICE/GYM \* PARKING FOR SEVERAL VEHICLES \*

\* LAWNED REAR GARDEN \* SEMI RURAL LOCATION \* VIEWING RECOMMENDED \* NO ONWARD CHAIN \*

**FIRST FLOOR: BEDROOM ONE:** 20'0 (6.10m) x 9'0 (2.74m)

(into door recess) Upright radiator, built in wardrobes, window to rear. Internal door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Walk in shower cubicle, ornate shower screen, vanity hand wash basin, low level WC, down lighters, part tiled walls. Window to side.

**BEDROOM TWO:** 16'4 (4.98m) x 9'0 (2.74m)

(into door recess) Built in wardrobes, upright radiator. Window to rear.

**BEDROOM THREE:** 11'10 (3.61m) x 9'1 (2.77m)

Access to loft, upright radiator. Window to front.

**BEDROOM FOUR:** 11'10 (3.61m) x 8'9 (2.67m)

Upright radiator. Window to front.

**FAMILY BATHROOM:**

White suite comprising panelled bath with mixer tap, built in shower unit with glazed shower screen, floating wash basin with mixer tap and cupboards under, enclosed low level WC, part tiled walls, heated towel rail, down lighters. Window to side.

**GALLERIED LANDING:**

Storage cupboard, down lighters, window to side, turning stair flight to ground floor.

**ENTRANCE HALL:**

Composite entrance door to entrance hall. LVT flooring, understairs storage cupboard. door to cloakroom.

**GROUND FLOOR CLOAKROOM:**

Ornate high level WC cistern, hand wash basin, radiator, down lighters, part tiled walls.

**LOUNGE:** 15'3 (4.65m) x 13'5 (4.09m)

LVT flooring, upright radiator, feature panelling to one wall. Window to front.

**KITCHEN / DINER/ FAMILY ROOM:** 18'1 (5.51m) x 16'8 (5.08m)

Luxuriously appointed with a range of white laminated fronted units with laminated work surfaces with feature centre island with inset one and a half bowl single drainer sink unit and mixer tap. Cupboards and drawers under, breakfast bar, further laminated work surfaces with cupboards under with inset electric hob unit, extractor hood above, further built in twin single ovens with cupboard storage above and below. Integrated fridge and freezer, down lighters, LVT flooring, feature radiator to one wall with mirrored cover. Further upright radiator, windows to side, bi folding doors to outside. Open plan leading through to utility room.

**UTILITY ROOM:** 11'3 (3.43m) x 7'7 (2.31m)

Matching white fronted units with laminated work surfaces with inset single drainer sink unit. Cupboard housing gas boiler, LVT flooring, down lighters, extractor fan. Double glazed door to outside.

**OUTSIDE:**

To the front of the property block paved driveway providing off road parking for several vehicles. Lawned front garden enclosed by wooden fencing. Outside security lighting. Side gate access leading to lawned rear garden, full width paved patio area. Further patio area to the base of the garden. Outside security lighting, outside tap. The rear garden is enclosed by panel fencing.

**OFFICE/GYM:** 15'6 (4.72m) x 8'1 (2.46m)

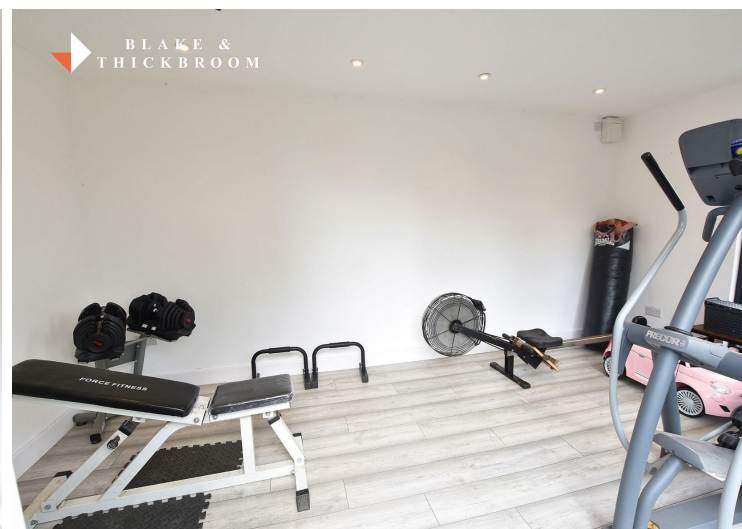
Block built office, power and light connected currently used as a gymnasium.

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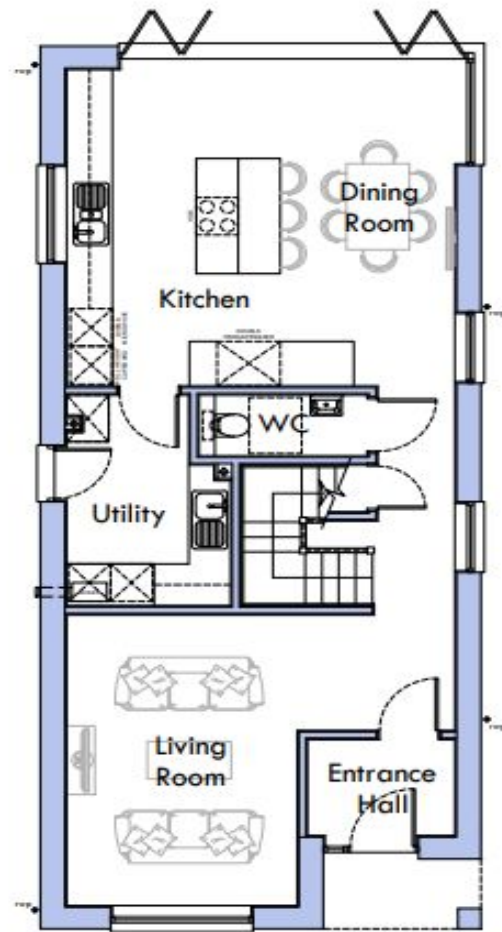




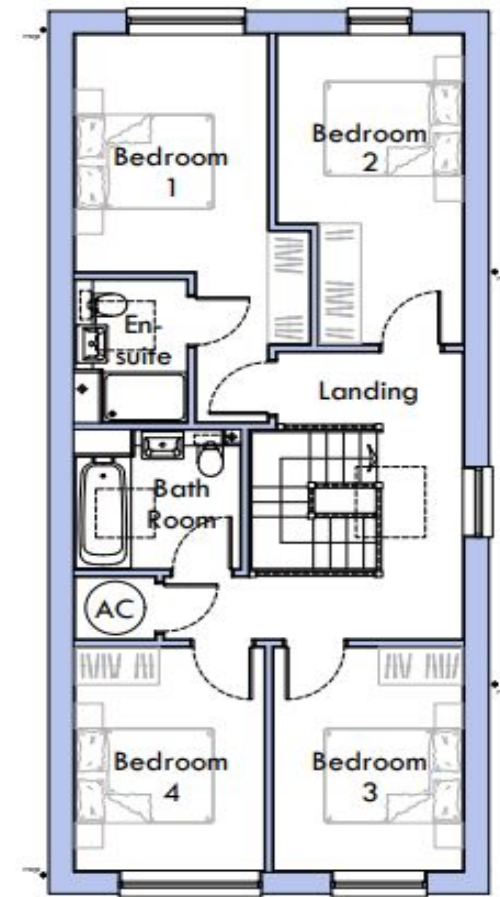








GROUND FLOOR PLAN



FIRST FLOOR PLAN