



**DUMONT AVENUE,
ST OSYTH, ESSEX, CO16 8JR
£485,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are pleased to be offering for sale this well presented three bedroom detached chalet style bungalow boasting three receptions, two bathrooms, double garage, south facing rear garden and being situated on a potential plot.
Call our offices to arrange a viewing now to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton' town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit into St Johns Road. Proceed along St Johns Road for approximately two miles, across two mini roundabouts. Down the hill passing Pump Hill garage on the right hand side. Take the first turning left signposted towards the village of St Osyth. Proceed along Clacton Road into the heart of the village. Straight across the road into Mill Lane. Proceed for a further one mile leading into Point Clear. Dumont Avenue can be found as a turning on the left hand side. Proceed into Dumont Avenue for a short distance and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * EN SUITE TO MASTER *
- * 16' x 14'8 FRONT RECEPTION ROOM * 18'11 x 14'8 LOUNGE *
- * 12' x 10'9 KITCHEN * 9'3 x 5'8 UTILITY ROOM *
- * GAS HEATING * 21'6 x 14' GARDEN ROOM *
- * DOUBLE GLAZING * DOUBLE GARAGE *
- * SOUTH FACING REAR GARDEN * VIDEO TOUR AVAILABLE *
- * NO ONWARD CHAIN * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 19'8 (5.99m) x 14'6 (4.42m)

Radiator, eaves storage cupboards, access to loft. Stairs to ground floor reception room. Replacement double glazed window to rear. Two replacement double glazed velux windows to side. Access to en suite.

EN SUITE BATHROOM:

Fitted with low level WC, panelled bath, vanity hand wash basin with mixer tap and cupboards under. Access to walk in storage cupboard with further access to eaves storage. Replacement double glazed window to front.

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance hall.

ENTRANCE HALL:

Entrance door to entrance hall. Radiator, storage cupboard, doors to:

GROUND FLOOR RECEPTION ROOM: 16'0 (4.88m) x 14'8 (4.47m)

Radiator, stairs to first floor. Replacement double glazed bay window to front, further double glazed window to side. Doors to all rooms

BEDROOM TWO: 12'0 (3.66m) x 9'11 (3.02m)

Radiator, fitted wardrobes, replacement double glazed window to side.

BEDROOM THREE: 11'11 (3.63m) x 9'11 (3.02m)

Radiator, replacement double glazed window to side.

SHOWER ROOM:

Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboard under. Walk in shower, extractor fan, fully tiled walls, tiled flooring, radiator. Replacement double glazed window to side.

LOUNGE: 18'11 (5.77m) x 14'8 (4.47m)

Three radiators, two replacement double glazed windows to side. Replacement double glazed sliding doors to garden room.

KITCHEN: 12'0 (3.66m) x 10'9 (3.28m)

Fitted with laminated rolled edge work surfaces with matching upstands. Fitted one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under. Range of eye level cupboards. Fitted low level oven, electric hob with extractor hood above. Tiled flooring, part tiled walls. Log burner, access to utility room and garden room.

UTILITY ROOM: 9'3 (2.82m) x 5'8 (1.73m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards below, separate storage cupboards, part tiled walls. Replacement double glazed doors to front and rear.

GARDEN ROOM: 21'6 (6.55m) x 14'0 (4.27m)

Radiator, four replacement double glazed windows to side and rear. Replacement double glazed velux windows to rear. French doors to garden.

OUTSIDE:

To the front of the property shingled driveway providing off road parking remainder laid to lawn with flower and shrub borders. Further access to double garage housing wall mounted gas boiler. Side pedestrian access to rear garden. The front driveway is enclosed by brick wall and partially retained by wooden panel fencing. The rear garden benefits from a south facing garden. Paving adjacent to the bungalow leading to both side, the remaining garden is laid to lawn with a variety of flower, shrubs and trees leading to additional resin area with a complete wrap around access to the pond with two storage sheds to remain. Further decked area to the rear. The rear garden is retained by wooden panel fencing.

::
..
::









GROUND FLOOR



1ST FLOOR