



ST OSYTH ROAD WEST,
LITTLE CLACTON, ESSEX, CO16 9NY
£550,000 (Offers Over)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this extended five bedroom 1950s detached chalet property occupying a substantial plot, in a non-estate position within the popular and much requested area of Little Clacton with main road access to both Clacton and Colchester and within close proximity to local supermarket and primary school.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 to the main London Road roundabout (fire station on left). Take second exit on the left onto the bypass road. Proceed along the bypass road, straight across the first roundabout and continue until you reach the second roundabout, take the first left into St Osyth Road, first turning on the right hand side into St Osyth Road West and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FIVE BEDROOMS * 24'7 x 14'11 BEDROOM ONE with VIEWS OVER OPEN FARMLAND * 9'11 x 7'9 ENSUITE SHOWER ROOM *
- * 11'9 x 6'1 GROUND FLOOR BATHROOM * 19'5 x 15'1 LOUNGE *
- * 20'6 x 10' LUXURY APPOINTED FITTED KITCHEN with APPLIANCES *
- * 11'10 x 5'2 UTILITY ROOM * GAS HEATING VIA RADIATORS * REPLACEMENT DOUBLE GLAZED WINDOWS * SUBSTANTIAL PLOT *
- * OFF ROAD PARKING FOR SEVERAL VEHICLES * 31' x 16'4 DETACHED GARAGE * APPROX 210' LAWNED REAR GARDEN WITH VEHICULAR ACCESS * OWNED 3.9 KWH SOLAR PANEL SYSTEM * VILLAGE LOCATION *

FIRST FLOOR: BEDROOM ONE: 24'7 (7.49m) x 14'11 (4.55m)

Fitted wardrobes with mirror fronted doors, access to balance of eaves space, further built in bedroom furniture comprising of drawers, cupboards and dressing table. Two radiators. Smooth sloping ceilings, ceiling skylight to side, window to rear with views over garden and farmland. Door to:

EN SUITE SHOWER ROOM: 9'11 (3.02m) x 7'9 (2.36m)

Fitted with white suite comprising of pedestal wash hand basin with mixer tap, enclosed low level WC with built in cupboards and drawers with laminated fronted doors and work surface above, double width shower cubicle with melamine panelled walls. Heated towel rail. Tiled floor. Extractor fan. Smooth and sloping ceiling, skylight to side.

BEDROOM FIVE: 11'8 (3.56m) x 8'8 (2.64m)

Radiator. Front window.

LANDING:

Door to balance of loft with lighting. Front window. Stairs to ground floor.

ENTRANCE HALL:

Replacement double glazed entrance door to reception hallway. Laminated style flooring. Understairs storage cupboard housing the inverter for the solar panels, built in airing cupboard. Doors to:

BEDROOM TWO: 13'3 (4.04m) x 12'10 (3.91m)

Radiator. Built in wardrobes housing wall mounted gas boiler. Bay front window.

BEDROOM THREE: 11'9 (3.58m) x 10'7 (3.23m)

Built in wardrobe. Bay window to front.

BEDROOM FOUR: 10'8 (3.25m) x 9'11 (3.02m)

Fitted wardrobes and further built in storage cupboard. Radiator. Side window.

BATHROOM: 11'9 (3.58m) x 6'1 (1.85m)

Fitted with white suite comprising of vanity wash hand basin with mixer tap and drawers below, further fitted eye level cabinets with spotlight above, enclosed low level WC, enclosed panelled P shaped bath with mixer tap, shower above and shower screen. Heated towel rail. Ceiling spotlights. Part tiled walls, tiled flooring. Extractor fan. Side window.

LOUNGE: 19'5 (5.92m) x 15'1 (4.60m)

Radiator. Two side windows, double glazed sliding patio doors to rear garden.

UTILITY ROOM: 11'10 (3.61m) x 5'2 (1.57m)

Fitted with a range of laminated fronted units comprising of rolled edge work surface with inset single drainer sink unit with mixer tap, water softener, cupboards below, matching eye level cupboards Ceiling spotlight. Radiator. Tiled flooring, part tiled walls. Side window, glazed door to outside. Door to:

KITCHEN DINER: 20'6 (6.25m) x 10'0 (3.05m)

Luxuriously appointed with a range of laminated fronted units comprising of inset double bowl sink unit with mixer tap, granite work surfaces, drawers and cupboards under, matching eye level cupboards, glazed display cupboards, built in oven, hob and extractor hood above, integrated microwave. Ceiling spotlight. Part tiled walls, tiled flooring. Radiator. Side window, sliding patio doors to rear garden.

OUTSIDE:

As previously mentioned the property occupies a non-estate position in a quiet location. Gravelled frontage providing off road parking for several vehicles, concrete driveway leading to a farmyard gate, detached garage/workshop (31' x 16'4) with up and over door, power and light connected, boarded loft, side and rear windows and personal door.

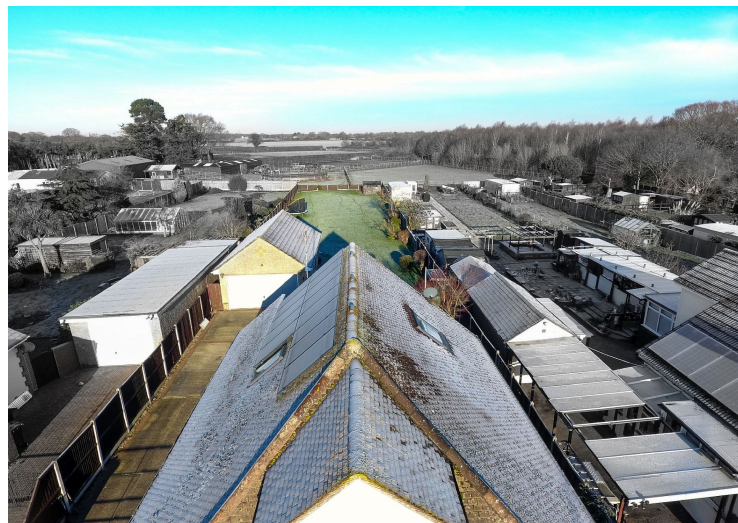
REAR GARDEN:

The garden is approximately 210' mainly laid to lawn with mature shrubs enclosed by fencing backing onto farmland, paved patio area and two sheds to remain.

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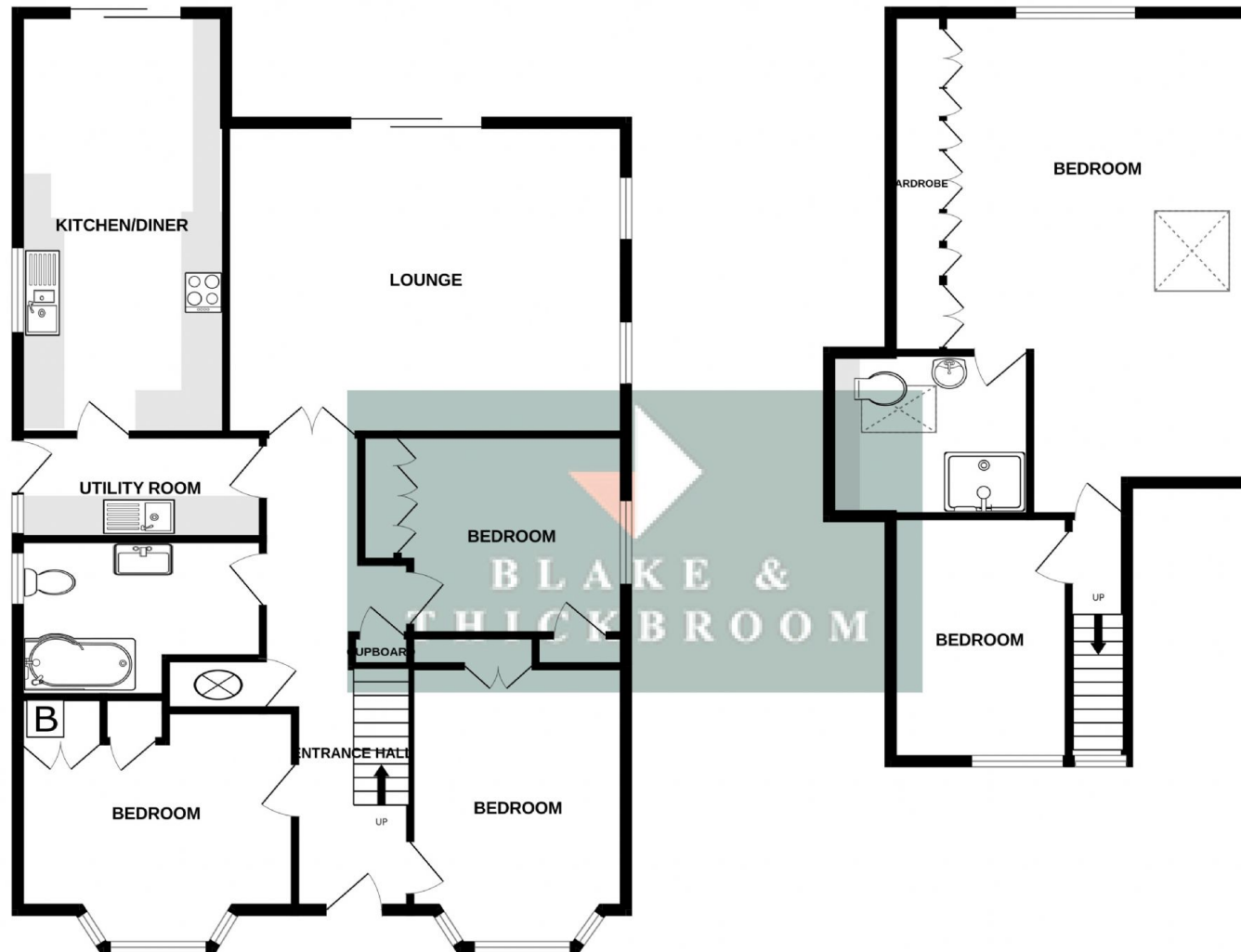
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GROUND FLOOR

1ST FLOOR



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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.
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