



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



LAKESIDE OAKS, ST OSYTH, CO16 8EP

GUIDE PRICE £750,000

**** GUIDE PRICE £750,000 - £800,000 **** A rare chance to acquire this executive detached home built approximately 25 years ago as part of the 'Lakeside Oaks' development in St Osyth. The property affords a generous 2,000 Sq Ft of accommodation on a plot of approximately one acre with access to shared area overlooking a private lake. This expansive property also benefits from double garage, gated side access for boat/caravan, five generous bedrooms, home office, utility room and large living room with feature fireplace.

- Five Bedrooms
- Double Garage
- 1 Acre Plot
- Sought After Lakeside Position
- Over 2,000 Sq Ft
- EPC TBC
- En-Suite to Master
- Study
- 24' Lounge



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

RECEPTION HALL:

18'4 x 11'10 (5.59m x 3.61m)

WC:

STUDY:

10'6 x 6'9 (3.20m x 2.06m)

KITCHEN/BREAKFAST ROOM:

20'0 x 10'11 (6.10m x 3.33m)

UTILITY ROOM:

9'1 x 6'9 (2.77m x 2.06m)

DINING ROOM:

13'10 x 11'10 (4.22m x 3.61m)

LOUNGE:

24'1 x 12'0 (7.34m x 3.66m)

LANDING:

14'0 x 12'1 (4.27m x 3.68m)

BEDROOM ONE:

18'4 x 17'10 (5.59m x 5.44m)

ENSUITE:

7'4 x 5'5 (2.24m x 1.65m)

BATHROOM:

8'4 x 6'0 (2.54m x 1.83m)

BEDROOM THREE:

12'3 x 11'10 (3.73m x 3.61m)

BEDROOM FIVE:

12'0 x 9'1 (3.66m x 2.77m)

BEDROOM TWO:

15'0 x 12'0 (4.57m x 3.66m)

BEDROOM FOUR:

12'0 x 10'7 (3.66m x 3.23m)

DOUBLE GARAGE:

REAR GARDEN:

FRONT:

AERIAL VIEW:

AERIAL VIEW 2:

ADDITIONAL INFORMATION

Council Tax Band: G

Heating: Gas central heating

Seller's Position: Yet to find

Extras: The property has a water softener and sink with built-in waste disposal unit.

AGENTS NOTE 1

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING

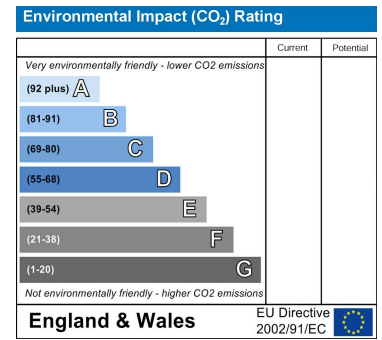
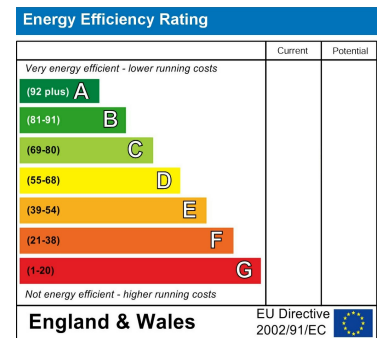
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



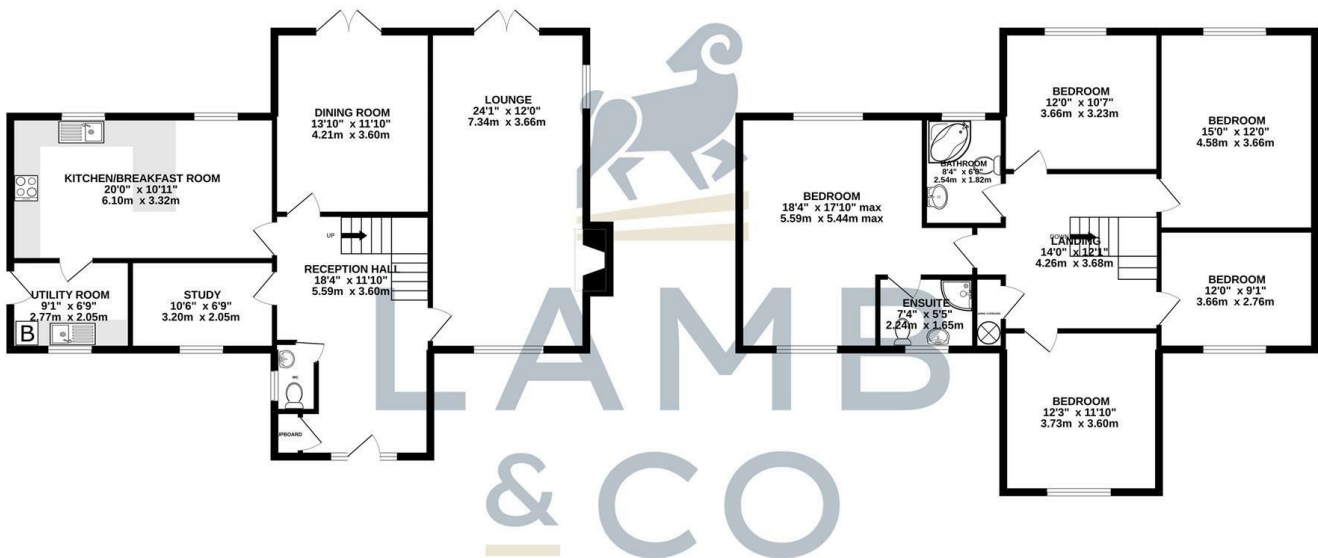
EPC Graphs



Floorplan

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

1ST FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (191.9 sq.m.) 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.
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