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Sheen's
The *Action* Agents



Clacton Road
St. Osyth, CO16 8PR

Located in this established non-estate position in the sought after Historic village of St. Osyth, is this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE with field views across the road. The property is conveniently situated approximately three and a half miles from Clacton's town centre, sea front and mainline railway station with Colchester City Centre around ten miles away. Offering No Onward Chain, spacious accommodation and a generous plot with parking for numerous vehicles and even potential for further extensions (subject to planning), an early viewing is strongly advised.

- Three First Floor Bedrooms
- 17'9 max. x 10'1 Lounge
- 21'11 x 10' Family/Dining Room
- 11'9 max x 10'9 Kitchen
- Ground Floor Modern Shower Room
- Gas Central Heating (n/t)
- Garage & Spacious Parking Area
- Non-Estate Village Location
- No Onward Chain
- EPC Rating D & Council Tax







Price £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light effect wooden entrance door to entrance porch.

ENTRANCE PORCH

4'8 x 4'1

Part wooden built with vaulted ceilings. Leaded light effect double glazed windows to front and side. Quarry tiled flooring. Further entrance door to entrance hall.



ENTRANCE HALL

Stair flight to first floor with doors to:

GROUND FLOOR SHOWER ROOM

Fitted with a modern white suite comprising walk in double shower cubicle with integrated shower. Low level W.C. Vanity hand wash basin with cupboards and drawers below. Fully tiled walls. Tiled flooring. Radiator. Leaded light effect double glazed windows to front.



LOUNGE

17'9 max x 10'1

Feature ornamental fireplace. Wood effect flooring. radiator. Mop beams. Leaded light effect double glazed bay windows to front. Multi panelled glazed double door to family/dining room.



ALTERNATE VIEW OF LOUNGE





FAMILY/DINING ROOM

21'11 x 10'

Two radiators. Wood effect flooring. Leaded light effect double glazed windows to rear. Leaded light effect double glazed oriel bay windows to rear. Leaded light effect double glazed door to garden. Wooden internal personal door to garage (17'8 x 10' Power and light connected). Open access to kitchen.





ALTERNATE VIEW OF FAMILY/DINING ROOM





KITCHEN

11'9 narrowing to 8'4 x 10'9

Fitted with a range of white wood panelled fronted units with laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Inset four ring gas hob with fitted extractor hood over and under counter electric oven. Integrated dish washer (all appliances not tested). Tall larder cupboard. Built in under stairs recess with space for fridge freezer. Exposed beams. Tiled splashbacks.





FIRST FLOOR LANDING

Radiator. Leaded light effect double glazed windows to rear. Doors to:



BEDROOM ONE

15'5 x 8'5

Fitted wardrobes with cupboards over bed frame. Part sloping ceiling. Built in double storage cupboard. Built in cupboard over stairwell. Radiator. Leaded light effect double glazed windows to front with views across road to fields beyond. Leaded light effect double glazed windows to rear.



VIEWS FROM BEDROOM ONE



BEDROOM TWO

10'1 x 8'2

Wood effect flooring. Part sloping ceilings. Built in storage cupboard with cupboards over stairwell. Leaded light effect double glazed windows to front with views across road to fields beyond. (Please note there is currently no wall Bedroom Two and Bedroom Three and to have separate bedrooms you would need to reinstate the Stud work wall).



VIEW FROM BEDROOM TWO



BEDROOM THREE

7'11 x 6'10

Wood effect flooring. Radiator. Part sloping ceilings. Leaded light effect double glazed windows to rear. (Please note there is currently no wall Bedroom Two and Bedroom Three and to have separate bedrooms you would need to reinstate the Stud work wall).



OUTSIDE FRONT

The property benefits a generous size plot which includes block paved driveway providing off street parking for numerous vehicles. Double wooden gates opening onto additional hard standing area currently housing space for a caravan. Garage with double wooden entrance doors. Front garden is mainly laid to lawn and enclosed by shrubs.



OUTSIDE REAR

Approximately 52' width garden x 40 depth garden. Garden is laid to lawn with paved patio areas. Array of flower and shrub borders. Large greenhouse to remain. Double access door to rear of garage. Part enclosed by panelled fencing. Array of shrubs and trees.





ALTERNATE VIEW OF GARDEN





Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

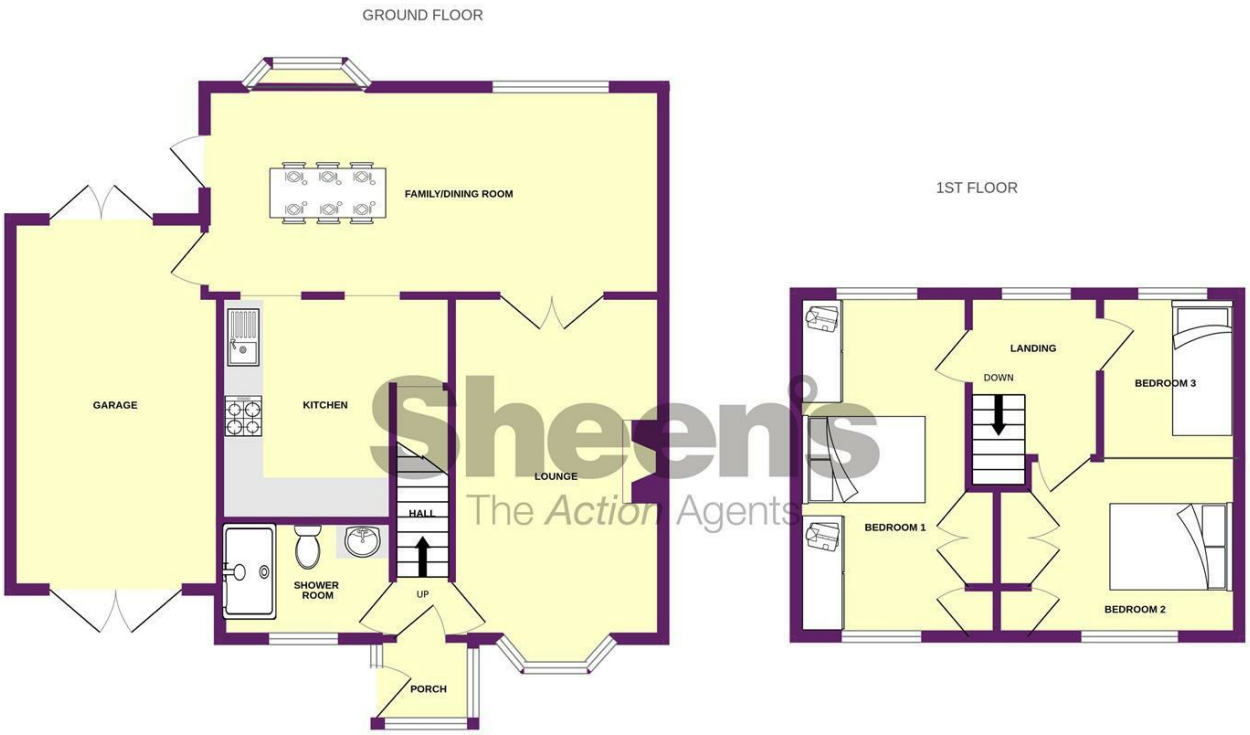
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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