



## 4 bedroom Detached House located in St. Osyth.

Guide Price  
£425,000 - £450,000



JOHN ALEXANDER  
ESTATE AGENTS

Find us on..



JOHN ALEXANDER  
ESTATE AGENTS

# 74 Colchester Road St. Osyth Clacton-on-Sea CO16 8HB



4



2



2



EPC

TBC



## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £425,000-£450,000\*\*\*

We are delighted to offer this Four bedroom detached house which is situated on a substantial plot with outbuilding incorporating a games room and gym. The property has planning permission passed to extend to the rear of the property offering open plan living with a further extension to link up the outbuilding into a two storey annex.

### RECEPTION HALL

Radiator with cover, oak flooring, stairs to first floor, under stairs cupboard.

### BEDROOM FOUR

**9' 3" x 9' 4" (2.82m x 2.84m)**

Double glazed window to front, oak flooring, radiator.

### EN-SUITE SHOWER ROOM

Tiled shower, low level WC, wash basin, chrome heated towel rail, extractor fan, down lighters to ceiling, obscure double glazed window to side.

### KITCHEN/BREAKFAST ROOM

**12' 3" x 12' 3" (3.73m x 3.73m)**

Single bowl and drainer sink unit with cupboards under, matching base and eye cupboards, oak work top, integrated dishwasher, space for fridge freezer and range cooker with extractor above, boiler concealed in cupboard space, radiator, breakfast bar, down lighters to ceiling.

### UTILITY/LAUNDRY ROOM

**10' 8" x 9' 0" (3.25m x 2.74m)**

Butler sink, oak work top, space for washing machine and tumble dryer, eye level cupboards,

radiator, double glazed windows with door to outside, down lighters to ceiling.

### CLOAKROOM

Low level WC, wash basin, radiator, obscure double glazed window to rear, down lighters to ceiling.

### LOUNG/DINER

**26' 7" x 15' 4" (8.1m x 4.67m)**

Double glazed windows to front and rear, French doors to garden, two radiators.

### LANDING

Double glazed window to front, access to loft.

### BEDROOM ONE

**11' 10" x 11' 9" (3.61m x 3.58m)**

Double glazed windows to front and side, radiator, two sets of double wardrobe cupboards.

### BEDROOM TWO

**12' 5" x 9' 0" (3.78m x 2.74m)**

Double glazed windows to front and side, radiator.

### BEDROOM THREE

**10' 1" x 8' 7" (3.07m x 2.62m)**

Double glazed window to rear, radiator.

### BATHROOM

**12' 9" x 7' 0" (3.89m x 2.13m)**

Walk in shower, Tub style bath, low level WC, wash basin, tiled walls and floor, extractor fan, down lighters to ceiling, obscure double glazed window to rear.

### OUTSIDE

Side access to rear garden which is of a generous size being laid to lawn with a large patio area, various shrubs, outside lighting,



  
JOHN ALEXANDER  
ESTATE AGENTS

enclosed by panelled fencing.

**GAMES ROOM**

**14' 7" x 14' 6" (4.44m x 4.42m)**

Double glazed window to side, electric heaters.

**GYM/GARAGE CONVERSION**

**16' 10" x 9' 3" (5.13m x 2.82m)**

Wall mounted cupboards, access to loft area, double doors to front.

**FRONT ASPECT**

Block paved driveway in and out with ample parking for several cars.

**AGENTS NOTES**

The planning permission approved for the extension can be found on the Tendring district council website using the reference 20/00800/FUL



  
JOHN ALEXANDER  
ESTATE AGENTS



  
JOHN ALEXANDER  
ESTATE AGENTS



74 Colchester Road, St. Osyth, Clacton-on-Sea, CO16 8HB



## FLOORPLAN

### Colchester Road

Approximate Gross Internal Area = 131.8 sq m / 1418 sq ft  
Outbuilding = 40.2 sq m / 433 sq ft  
Total = 172.0 sq m / 1851 sq ft



Ground Floor  
79.2 sq m / 852 sq ft

First Floor  
52.6 sq m / 566 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

## CONTACT

99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS