



**3 bedroom
semi-detached
home, located
in St. Osyth.**

£350,000 - £375,000

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Spring Road St. Osyth Clacton-on-Sea CO16 8RP

FULL DESCRIPTION

OVERVIEW

On entering this very well presented property you will be greeted by a spacious entrance hallway and will notice, almost immediately, the exposed original beams that are a feature of the house.

Immediately to the left is a downstairs cloakroom opposite a very convenient storage cupboard. The eat-in kitchen with its instant boiling hot water tap and high ceilings, is well equipped and has access to a pretty secluded garden mainly laid to lawn.

The dining room, with its gas burner, is cosy and large enough to accommodate eight guests comfortably. For those looking to work from home there is an office overlooking Spring Road. There is also a separate utility room.

Finally on this floor is the generous double aspect reception room which is a perfect place to relax or entertain friends and family.

The first floor comprises three bedrooms, two large doubles and a single. All bedrooms are beautifully decorated adding to property's charm and character. The bathroom is well appointed with a separate shower and bath.

The property has been very well maintained and upgraded since the current owner purchase it in 2017. There are three off street parking spaces which are an invaluable addition to this property.

ENTRANCE HALL

Doors to:

CLOAKROOM

SITTING/DINING ROOM

27' 11" x 14' 11" (8.51m x 4.55m)

KITCHEN

15' 8" x 9' 0" (4.78m x 2.74m)

UTILITY ROOM

7' 3" x 6' 4" (2.21m x 1.93m)

OFFICE

7' 11" x 7' 2" (2.41m x 2.18m)

FIRST FLOOR LANDING

BEDROOM ONE

14' 10" x 13' 10" (4.52m x 4.22m)

BEDROOM TWO

13' 0" x 11' 0" (3.96m x 3.35m)

BEDROOM THREE

13' 2" x 8' 7" (4.01m x 2.62m)

FAMILY BATH/SHOWER ROOM



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LOCATION

The property occupies an enviable position within the historic coastal village of St Osyth which is an English village and civil parish in the Tendring District of north-east Essex. The village is located about 12 miles (19.3 km) south-east of Colchester, just off of the B1027 and 10 minutes from Clacton-on-Sea with its direct high speed rail line to London.

The Curve Water Sports Park based nearby offers wake boarding, stand up paddle boarding, kayaking, swimming, ringo rides and an inflatable obstacle course and there is a choice of nearby golf courses.

Additionally, the village offers interesting country walks and a varied range of shopping and eating facilities for day to day needs.

Nearby is St Osyth's Abbey (originally and still commonly known as The Priory) which was a house of Augustinian canons and reputed to be one of the largest monasteries in Essex.

The gatehouse, dating from the late 15th century, is the most significant remnant of the original monastic structures still standing. The property itself, which dates back to the 1490's, was featured on the Time Team program on St Osyth which aired on Channel 4.

AGENTS NOTE

Council Tax Band – C

Gas Central Heating



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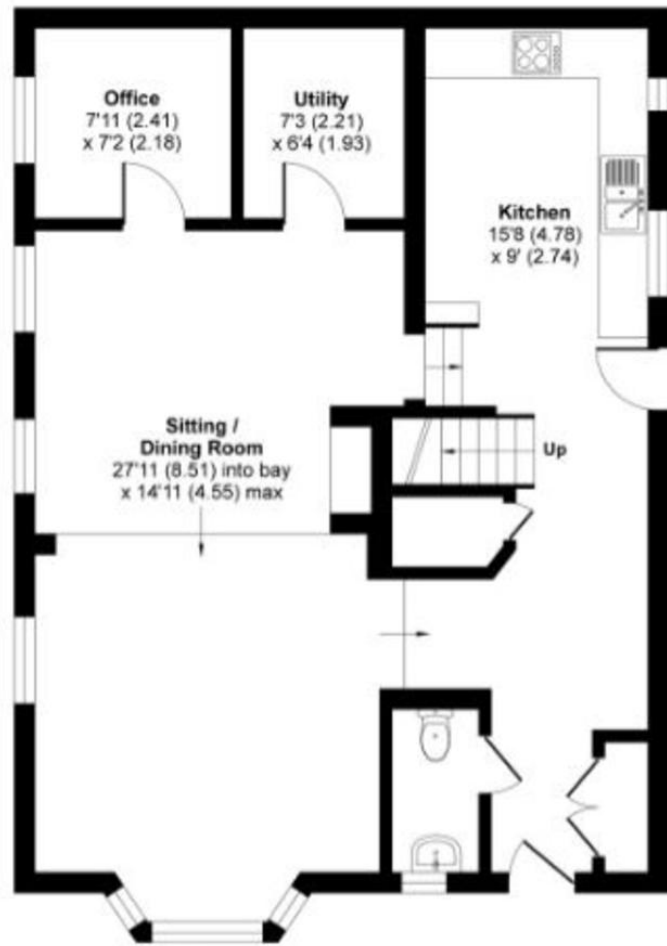


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Spring Road, St. Osyth, Clacton-on-Sea, CO16 8RP



FLOORPLAN



GROUND FLOOR



FIRST FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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