



- Detached family home
- Garage & Parking
- Versatile Ground Floor Living
- Substantial & Beautiful Gardens
- Dressing Room & En Suite To Master
- Four Bedrooms
- Ample Off Road Parking
- Kitchen & Utility Room
- Home Office
- Lounge & Dining Room
- Study/ Additional Reception Room

## 75 Dumont Avenue, St Osyth, Clacton-on-Sea, Essex. CO16 8JP.

Detached family home rarely available to acquire backing onto the estuary sitting on a plot of approximately quarter of an acre. Located in the popular residential road Dumont Avenue in Point clear, in the historic Parish of St Osyth. Highlights include four bedrooms, three reception rooms, home office, study, kitchen, utility, cloak room with shower and two further bathrooms, substantial front and rear gardens with breath taking rear views





# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, double glazed window to front, spot lights, stairs to first floor.

### WC

Tiled floor, under floor heating, part tiled walls, towel rail, shower enclosure, WC.

### Office

11' 3" x 11' 2" (3.43m x 3.40m) Double glazed window to front and side, radiator, storage unit, open plan off from the 4th bedroom (however door from hallway can be re-instated and the dividing wall)

### Study/ Reception Room



Double glazed window to side, radiator, fireplace.

### Ground Floor Bedroom

11' 3" x 11' 2" (3.43m x 3.40m) Double glazed side window, radiator.

### Living Room



19' 8" x 13' 1" (5.99m x 3.99m) Double glazed window to rear, two radiators, French doors, log burner with sandstone surround and stunning views onto the rear garden.

### Dining Room



19' 9" x 11' 2" (6.02m x 3.40m) French doors to rear over looking the garden, window to side, two radiators, laminate floor.

### Kitchen



11' 6" x 11' 2" (3.51m x 3.40m) Double glazed windows to side, inset spot lights, tiled floor, tiled splashback, fitted kitchen including a range of wall and base units, Corrin worktop, stainless steel sink, with 1/2 bowl and right hand drainer, integrated dish washer and microwave, range master cooker.

### Utility

6' 1" x 5' 11" (1.85m x 1.80m) Stable door to side, tiled floor, wall mounted boiler, base units, space for washing machine and tumble dryer and American fridge/freezer.

## First Floor

### Landing

Radiator, loft access, Velux window, airing cupboard, loft access, doors leading,

# Property Details.

## Bedroom One



19' 10" x 12' 10" (6.05m x 3.91m) Double glazed window to rear, radiator, Velux window, loft access, radiator, fitted wardrobes and dressing room. Dressing Room 14'9 x 12'1.

## En Suite



Double glazed obscure window to side, radiator, inset spot lights, ceiling fan, part tiled walls, P shaped bath, over head shower, wash hand basin and low level WC.

## Bedroom Two

14' 7" x 11' 1" (4.45m x 3.38m) Double glazed window to side and rear, radiator, eaves storage, door to family bathroom.

## Bedroom Three

16' 1" x 9' 4" (4.90m x 2.84m) Double glazed window to front, radiator, fitted wardrobes, eaves storage with light.

## Family Bathroom



Double glazed obscure window to front, towel radiator, tiled walls, low level WC, panelled bath and over head shower.

## Outside

### Rear Garden



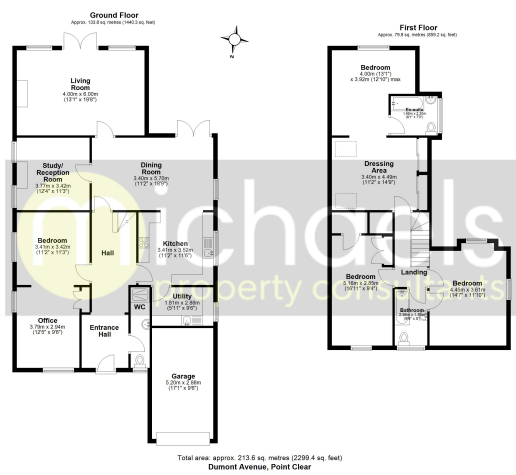
A well established rear garden, beautifully maintained and mainly laid to lawn, view of the estuary and marsh views, log cabin/summer house. The garden is retained by fencing, shrubs and trees, gated side access

### Off Road Parking & Garage

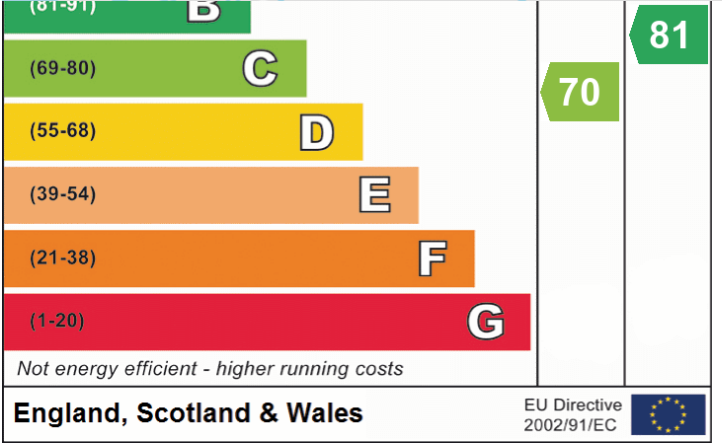
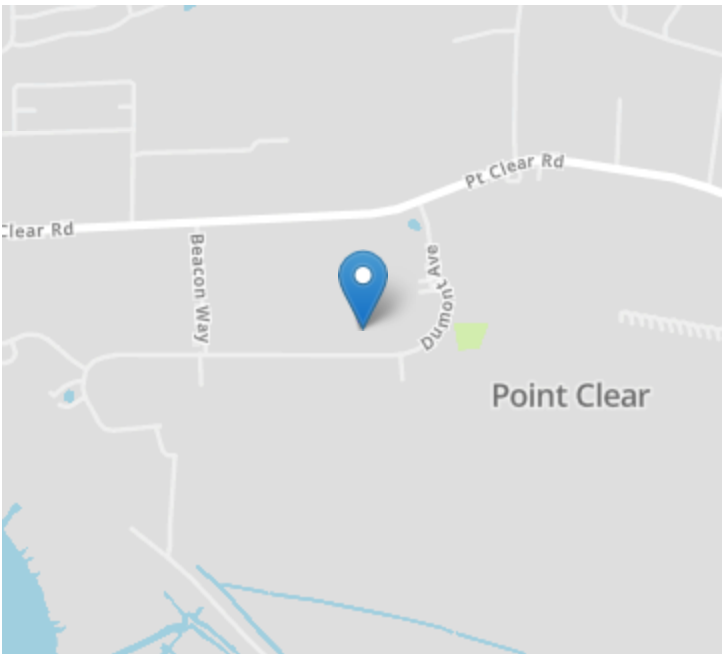
A generous driveway with ample off road parking for several vehicles (the garage has power and up and over door.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.