



- Wonderful Views
- Semi Detached Home
- Three Bedrooms
- Extended Kitchen/Diner
- Garage And Parking
- Village Location

**161 Clacton Road, St Osyth, Clacton-on-Sea, Essex. CO16 8PU.**

A wonderful family home with wonderful views in the popular village of St.Osyth having been beautifully maintained by the current owners. On the ground floor there is a box bay fronted living room, kitchen/diner with a playroom/home office extension, upstairs there are three bedrooms and family bathroom. Outside there is ample parking, garage and landscaped garden. Please call for further details.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and storage cupboard under, radiator and doors to.

### Living Room



16' 3" x 13' 8" (4.95m x 4.17m) Box bay window to front, dado rail, TV point, radiator.

### Kitchen/Diner



16' 3" x 10' 1" (4.95m x 3.07m) Window to rear, window to side, open to playroom/office, wood effect floor, radiator, a range of contemporary fitted grey units with rose gold style handles, worktops over, inset sink, tiled splashbacks, matching eye level units, rose gold style splashback, spaces for appliances.

## Family Room/Office



8' 8" x 8' 0" (2.64m x 2.44m) Patio doors to rear, window to side, radiator, wood effect flooring.

## First Floor

### Landing

With doors leading to.

### Bedroom



16' 3" x 11' 1" (4.95m x 3.38m) Window to front with views across fields, radiator, fitted airing cupboard and storage.

# Property Details.

## Bedroom



10' 1" x 8' 0" (3.07m x 2.44m) 10' 1" x 8' 0" (3.07m x 2.44m) Window to side, radiator.

## Bedroom



10' 6" x 8' 0" (3.20m x 2.44m) Window to rear, radiator.

## Bathroom



Obscure window to side, panel bath with shower and shower screen over, close couple WC, vanity wash hand basin, tiled walls.

## Outside

### Rear Garden



All enclosed by panel fencing with patio area, gated side access and the remainder laid with synthetic grass, to the rear of the garage there is a useful decked area.

### Garage and Parking

Garage with power and light connected and twin doors to front, ample off road parking to front.

# Property Details.

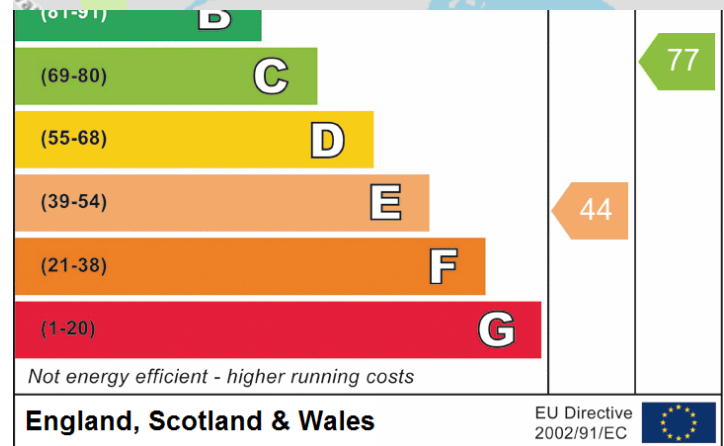
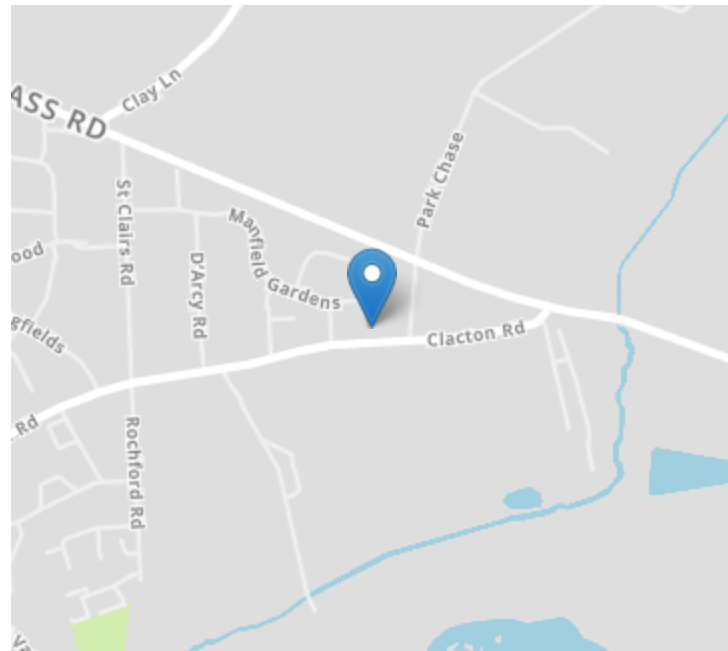
## Floorplans



**michaels**  
property consultants

**TOTAL FLOOR AREA - 1110 sq ft. (102.8 sq m) approx.**  
While every attempt has been made to ensure the accuracy of the floorplans, measurements, or floor, ceiling, room and area data, they are not guaranteed and are subject to change without notice. The floorplans, photos and other information are provided for information only and should not be relied upon for any purpose other than that intended. The floorplans, photos and other information are provided for information only and should not be relied upon for any purpose other than that intended. The floorplans, photos and other information are provided for information only and should not be relied upon for any purpose other than that intended.

## 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.