

oakheart



£350,000

Guide Price

West Field Lane, St. Osyth, Clacton-On-Sea

Guide Price £350,000 - £375,000

Situated on West Field Lane in the desirable coastal village of St Osyth, this beautifully presented three-bedroom semi-detached home was constructed in 2021 by the renowned City & Country and offers stylish contemporary accommodation finished to a high standard throughout. Combining modern design with a sought-after village setting, the property is ideally suited to families, professionals and those seeking a home close to both the Essex coastline and surrounding countryside.

Stepping inside, the property welcomes you via an entrance hallway with access to a convenient ground floor cloakroom and stairs rising to the first floor. The heart of the home is the impressive open-plan kitchen, dining and living area, providing a superb space for modern family living and entertaining. Beautifully appointed with contemporary fittings and generous worktop space, this bright and spacious room benefits from direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are presented to an excellent standard.

Externally, the property benefits from a private rear south-facing garden, ideal for outdoor dining, sun-worshippers and family enjoyment. The home further benefits from a garage and off-road parking, providing excellent practicality for modern living. Residents also benefit from a private secluded ring walk overlooking beautiful fields which are often occupied by the Priory's animals.



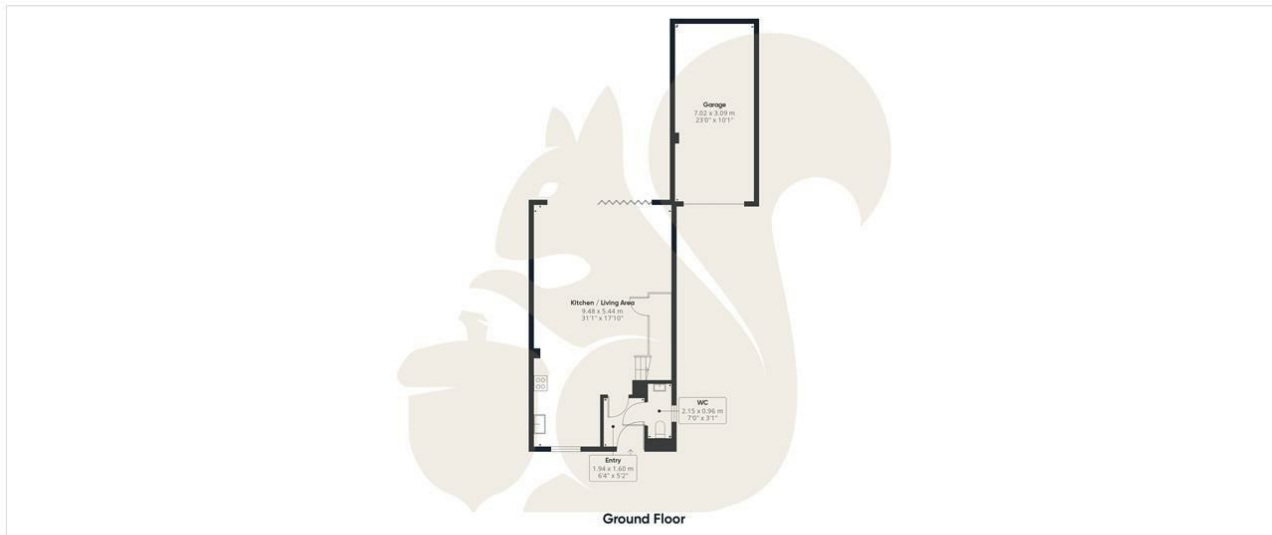






NO RIFF RAFF PLEASE





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GLA¹⁰
 106.04 m²
 1141.39 ft²

Total
 129.28 m²
 1391.6 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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