



Point Clear Road Point Clear, CO16 8JA

Sheen's Estate Agents are delighted to offer for sale this spacious FOUR BEDROOM DETACHED FAMILY HOUSE, situated on a generous plot and enjoying stunning views across neighbouring paddocks. Located in the Essex coastal village of Point Clear next to Historic St Osyth, the property offers excellent family accommodation throughout. The ground floor comprises a 20ft lounge, 14ft kitchen, 9ft 10in Dining Room, impressive 19ft 4in Conservatory and Ground Floor W.C. Upstairs are four well-proportioned bedrooms, a family bathroom and separate W.C. Outside, the property benefits from a garage, extensive off-street parking for numerous vehicles and an approximately 135ft south-facing rear garden, providing splendid views over the surrounding paddocks. Offered for sale with No Onward Chain, an early viewing is advised.

- Four Spacious Bedrooms
- 19'10 x 12' Lounge
- 14' x 10'11 Fitted Kitchen
- 9'10 x 8'8 Dining Room
- 19'4 x 11'6 Conservatory
- Ground Floor W.C.
- Approx 135' South Facing Garden
- Garage & Parking for Numerous Vehicles
- No Onward Chain
- EPC Rating E & Council Tax E



Price £435,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to:

ENTRANCE PORCH

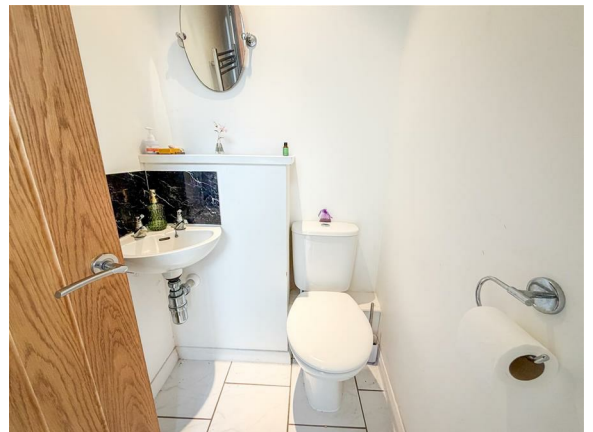
Tiled flooring. Multi panel single glazed windows to side. Doors to:



GROUND FLOOR W.C.

4'8 x 3'10 max

Fitted with a white suite. Comprises low level W.C. Wash hand basin. Tiled splash backs. Tiled flooring. Extractor fan (not tested).



ENTRANCE HALLWAY

Stair flight to first floor with under stairs storage cupboard. Radiator. Wood effect flooring. Feature glass block borrowed light window to Dining Room. Doors to:



KITCHEN

14' x 10'11

Fitted with a range of wood effect panel fronted units. Comprises granite effect laminate rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Cooker space with concealed fitted extractor hood above (not tested). Space and plumbing for dishwasher and Tall fridge/freezer. Small French style wooden personal door to garage. Tile effect flooring. Single glazed window to side. Double glazed window and double glazed door to rear garden. Open access to Dining Room.



DINING ROOM

9'10 max x 8'8 max

Radiator. Tile effect flooring. Multi panel glazed double doors and side windows to Conservatory.



CONSERVATORY

19'4 x 11'6

Part brick built. Vaulted poly-carbonate roof. Tiled flooring. Radiator. Wall mounted electric heater (not tested). Single glazed doors and windows overlooking and opening onto rear garden.



LOUNGE

19'10 x 12'

Feature open brick fireplace. Wood effect flooring. Skirting board long radiators. Double glazed window to front. Two feature single glazed circular Port windows to side. Multi panel glazed double doors with side tall windows to Conservatory.



FIRST FLOOR LANDING

Loft access. Radiator. Double glazed window to front. Doors to:



BEDROOM ONE

13'1 max x 12' max

Built in mirror fronted sliding wardrobes. Radiator. Double glazed window to rear with views over garden to Paddocks beyond.



VIEWS FROM REAR BEDROOMS



BEDROOM TWO

10'5 max x 10' max

Built in sliding wardrobes. Radiator. Double glazed window to rear with views over garden to Paddocks beyond.



BEDROOM THREE

10' x 8'11 max

Built in wardrobe with folding doors. Radiator. Double glazed window to rear with views over garden to Paddocks beyond.



BEDROOM FOUR

12'1 x 6'6

Open fronted Wardrobe. Radiator. Double glazed window to front.



BATHROOM

10'4 max x 9'5 max

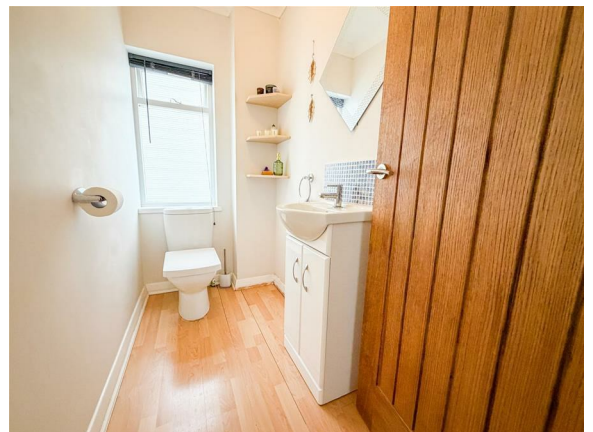
Fitted with a three piece white suite. Comprises corner panel bath. Walk in double shower cubicle with integrated shower (not tested). Pedestal wash hand basin. Built in airing cupboard. Feature towel radiator. Wood effect flooring. Tiled splash backs. Double glazed window to side.



SEPERATE W.C.

7'5 x 3'7

Fitted with a white suite. Comprises low level W.C. Vanity wash hand basin. Wood effect flooring. Single glazed window to side.



OUTSIDE - FRONT

Large shingled area providing off street parking for numerous vehicles. Part enclosed by Hedge to front. Remainder laid to lawn with flower and shrub borders. Double wooden access doors to garage. Gates give side pedestrian access to rear garden.



OUTSIDE - REAR

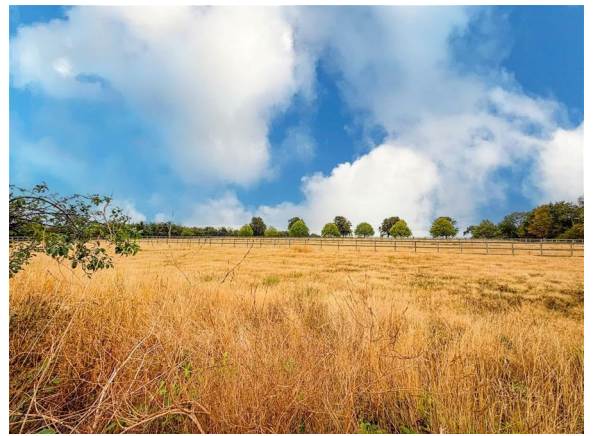
Approx 135' South facing rear garden. Paved patio area. Mainly laid to lawn with array of mature shrubs and trees. Brick built storage shed. Greenhouse. Covered wooden Pergola to rear of garden with low fencing to rear giving views over paddocks.



ALTERNATE VIEW OF GARDEN



VIEWS TO REAR OVER PADDOCKS



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E ; Payable 2026/2027 £2810.23 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

BA 0826

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

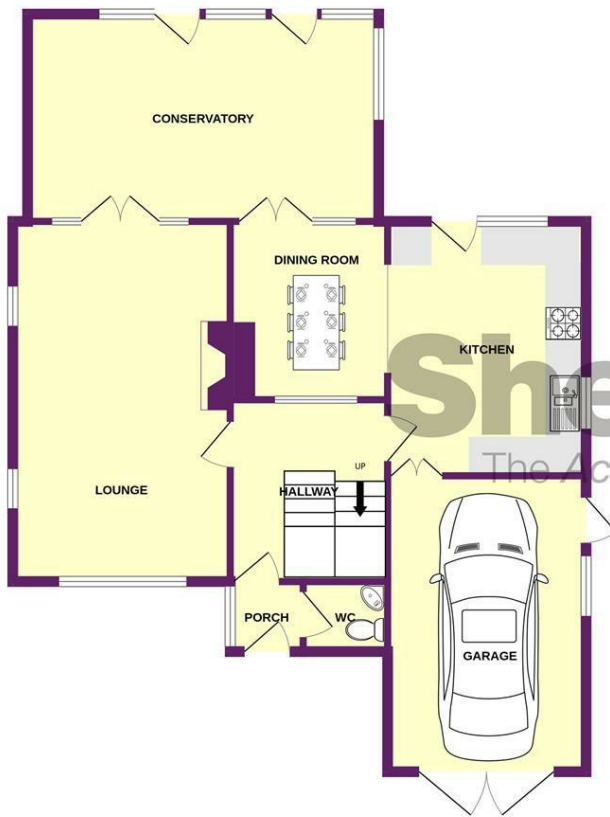
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

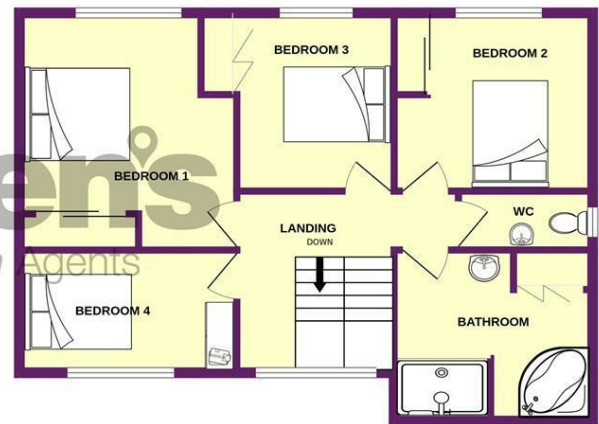
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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