

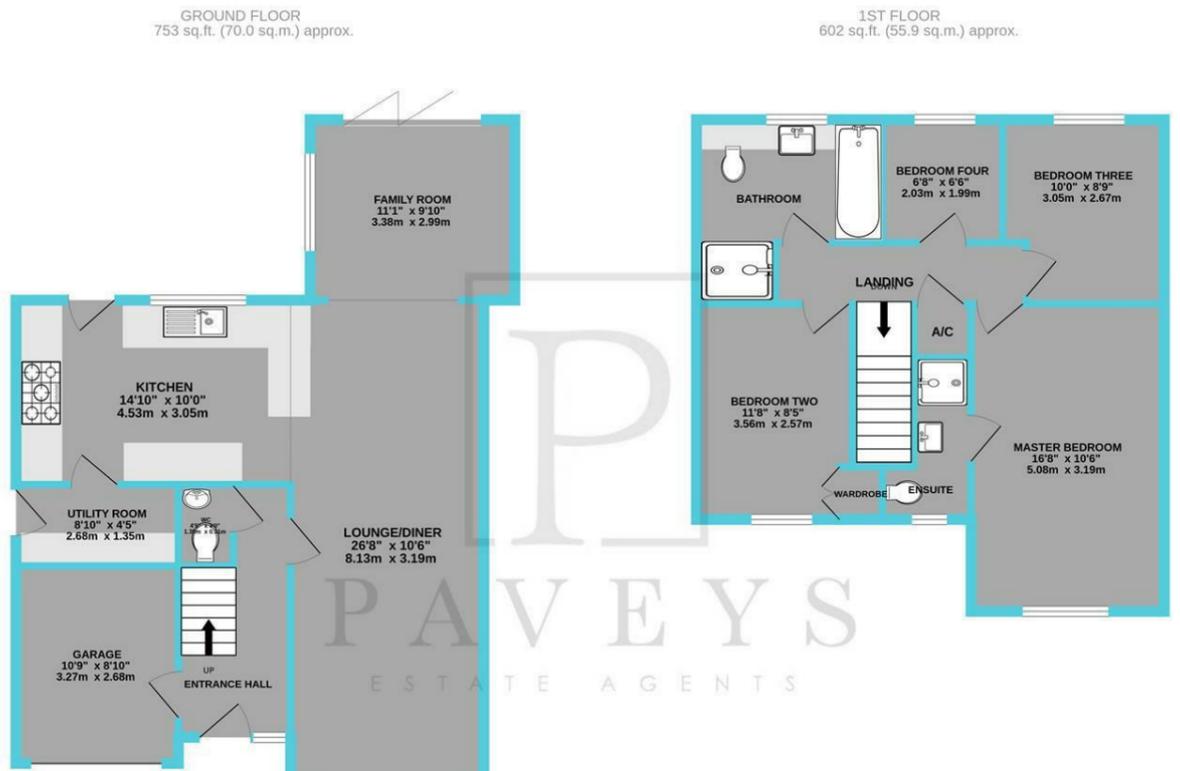
12, Dunthorpe Road
Clacton-On-Sea, CO16 8YN

Price £415,000 Freehold



PAVEYS
ESTATE AGENTS

Tucked away in a small cul-de-sac on the sought after CANN HALL ESTATE is this well appointed DETACHED FAMILY HOME with PRIVATE REAR GARDEN & INTEGRAL GARAGE. This beautifully presented home offers open plan living with ample space for the whole family. The ground floor accommodation offers a 26ft lounge diner, family room with bi fold doors to the garden and modern kitchen with attached utility. On the first floor is the spacious master bedroom with ample storage and an ensuite, three further bedrooms and family bathroom. Dunthorpe Avenue is tucked away from the hustle and bustle and is close to rural walks at Brook Country Park. Local amenities including primary schools, shops, supermarkets and transport links are within easy reach. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.
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 is given as to their operability or efficiency can be given.
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ENTRANCE HALL

Composite entrance door, full height double glazed panel window, LVT flooring, door to Cloakroom, door to integral garage, glass and oak stair case to First Floor, radiator.

CLOAKROOM

White suite comprising low level WC and corner vanity wash hand basin. LVT flooring, part tiled walls, radiator.

LOUNGE DINER 26'8 x 10'6 (8.13m x 3.20m)

Double glazed window to front, fitted carpet, smooth ceiling, feature fireplace with surround and hearth, open access to Family Room, open access to Kitchen, TV points, radiator.

FAMILY ROOM 11'1 x 9'10 (3.38m x 3.00m)

Double glazed bi fold doors to rear garden, double glazed window to side, fitted carpet, smooth ceiling, radiator.

KITCHEN 14'10 x 10' (4.52m x 3.05m)

Extensive range of hi gloss over and under counter units, work tops with matching splash backs, inset composite sink and drainer with pull down tap. Stoves range cooker, stainless steel splash back, stainless steel Stoves cooker hood, integrated Bosch microwave, integrated dishwasher and fridge freezer. Double glazed window to rear, UPVC double glazed door to rear, door to Utility Room, LVT flooring, smooth ceiling, spot lights, under unit lighting, upright radiator.

UTILITY ROOM

Hi gloss over and under counter units, work tops with matching splash backs, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler (not tested by Agent). Double glazed door to side, LVT flooring, smooth ceiling, spot lights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, loft hatch, part panelled walls, built in airing cupboard.

MASTER BEDROOM 16'8 x 8'10 (5.08m x 2.69m)

Double glazed window to front, fitted carpet, smooth ceiling, extensive range of high gloss fitted bedroom furniture including wardrobes, over bed storage cupboards, bedsides and matching chest of drawers, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, LVT flooring, smooth ceiling, spot lights fully tiled walls, chrome heated towel rail.

BEDROOM TWO 11'8 x 8'5 (3.56m x 2.57m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe, radiator.

BEDROOM THREE 10' x 8'9 (3.05m x 2.67m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BEDROOM FOUR 6'8 x 6'6 (2.03m x 1.98m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin with cupboards beneath, bath with mixer taps and enclosed shower cubicle. Double glazed window to rear, LVT flooring, smooth ceiling, spot lights, fully tiled walls, mirror fronted cabinet, chrome heated towel rail.

OUTSIDE FRONT

Block paved driveway providing off road parking for several vehicles, access to the garage, exterior lighting, gated access to rear.

OUTSIDE REAR

A pretty private rear garden bordered by mature plants, shrubs and trees, lawn area, large paved patio area, shingled patio area to the rear of the garden, timber summer house, exterior lighting, outside tap, gated access to front.

INTEGRAL GARAGE 10'9 x 8'10 (3.28m x 2.69m)

Up and over door, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

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REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.