



3, Cranleigh Close
Clacton-On-Sea, CO16 8XP

Price £325,000 Freehold



PAVEYS
ESTATE AGENTS

New to the market is this GORGEOUS DETACHED FAMILY HOME positioned in a peaceful cul-de-sac on fringes of the CANN HALL DEVELOPMENT. This beautiful family home has been lovingly designed and finished to a very high standard and is ready to move straight in to. Key features include a generous entrance hall, extended lounge with log burner, attractive kitchen diner, two large double bedrooms, a smaller third bedroom and modern bathroom. The property has been completed by adding bespoke cabinetry and detailing throughout. There is a generous driveway to the front of the garage and a private un overlooked rear garden. Cranleigh Close is tucked away from the hustle and bustle and offers direct access to rural walks of the surrounding countryside. 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	67		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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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ENTRANCE HALL

Composite entrance door to front aspect, double glazed full height panel, laminate flooring, bespoke bench and fitted cupboards, part panelled walls, stair flight to First Floor, under stairs storage cupboard, smooth and coved ceiling, door to Cloakroom, glazed doors to Lounge and Kitchen Diner, radiator with cover.

CLOAKROOM

White suite comprising low level and vanity wash hand basin. Double glazed window to side, laminate flooring, smooth and coved ceiling, radiator.

LOUNGE 18'1 x 11'4 (5.51m x 3.45m)

Double glazed windows to rear and side aspects with views over the garden, double glazed roof lantern, fitted carpet, smooth and coved ceiling, attractive brick fireplace with inset wood burner, wooden mantle and tiled hearth, bespoke cabinetry and shelving with lighting, radiators.

KITCHEN DINER 18'3 x 10'8 (5.56m x 3.25m)

Modern Shaker style over and under counter units, pull out full height larder cupboards, solid wood work tops, white ceramic sink and drainer with mixer tap. Space for Range oven, fitted extractor hood, space for American style fridge freezer, spaces and plumbing for washing machine and dishwasher. Double glazed French doors to rear garden, laminate flooring, smooth and coved ceiling, spot lights, tiled splash backs, radiators.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front, fitted carpet, smooth and coved ceiling, loft access, airing cupboard, radiator with cover.

MASTER BEDROOM 12'3 x 12'1 (3.73m x 3.68m)

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

BEDROOM TWO 12'7 x 12'1 (3.84m x 3.68m)

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

BEDROOM THREE 8' x 7'8 (2.44m x 2.34m)

Double glazed window to front, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin with cupboards beneath and P shaped bath with shower and screen over. Double glazed window to front, tiled flooring, part tiled walls, smooth ceiling, spot lights, wall mounted illuminated mirror, chrome heated towel rail.

OUTSIDE FRONT

Extensive block paved driveway providing off road parking for numerous vehicles, access to the Garage, outside light, shrub and plant borders, gated access to rear.

OUTSIDE REAR

A private and un overlooked rear garden, mainly laid to lawn, patio area with feature pergola over, raised borders with mature planting, retaining panel fencing, timber shed, exterior power sockets, gated access to front.

GARAGE

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

IMPORTANT INFORMATION

Council Tax Band: To Be Confirmed

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.