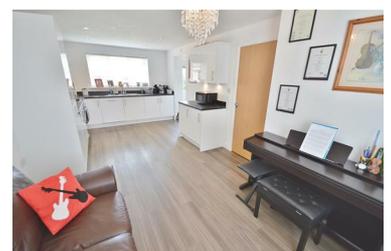




## Legerton Drive Clacton-On-Sea, CO16 8BW

Located 60 metres from the local greensward and within 500 yards of local shopping amenities, Sheen's Estate Agents are pleased to offer for sale this 2013 built FOUR BEDROOM DETACHED FAMILY HOUSE. This home is perfect for the growing family or those looking to enjoy fantastic living accommodation with its amazing sized lounge and kitchen/diner!

- Four Bedrooms
- 21'4 x 11'9 Lounge
- 21'4 x 10'4 Kitchen/Diner
- Ground Floor Cloakroom
- En-Suite Shower Room
- Modern Family Bathroom
- Gas Central Heating (n/t)
- Garage
- Council Tax Band E
- EPC Rating C



**Price £370,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

Stairflight to first floor. Radiator. Under stairs storage cupboard. Doors to:

#### GROUND FLOOR CLOAKROOM

Comprise low level W.C. Wall mounted wash hand basin. Radiator.



## LOUNGE

21'4 x 11'9

Double glazed patio doors to rear. Two radiators. Double glazed window to front.



## KITCHEN/DINER

21'4 x 10'4

Modern kitchen. Comprises laminated rolled edge work surfaces. Inset stainless steel single drainer sink unit. Inset four ring gas hob with oven and grill under. Integrated dishwasher and Fridge/Freezer (all appliances not tested). Selection of matching white high gloss cupboards and drawers at both eye and floor level. Radiator. Double glazed windows to front and rear. Amtico flooring. Open access to utility room.



## UTILITY ROOM

6'5 x 5'4

Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine (not tested). Wall mounted gas boiler (not tested). Double glazed door leading to garden.



## FIRST FLOOR LANDING

Loft access. Airing cupboard. Radiator. Doors to:

## BEDROOM ONE

12'1 x 10'5

Double glazed window to rear. Fitted wardrobes. Radiator. Door to En-Suite.



## EN-SUITE

White suite comprising of low level W.C. Pedestal wash hand basin. Fully tiled independent shower cubicle with wall mounted electric shower (not tested). Double glazed window to rear. Extractor fan (not tested).



## BEDROOM TWO

10'5 plus wardrobes x 10'6

Double glazed window to rear. Radiator. Built in wardrobes.



### BEDROOM THREE

12'1 x 8'1 max

Double glazed window to front. Radiator.



### BEDROOM FOUR

9'11 x 6'8

Double glazed window to front. Radiator.



## BATHROOM

Modern white suite. Comprises low level W.C. Pedestal wash hand basin. Panel bath with wall mounted shower (not tested). Part tiled walls. Radiator. Double glazed window to front.



## OUTSIDE REAR

Paved patio area. Remainder laid to lawn. Enclosed by panel fencing. Summer House. Courtesy door leading to garage. Side gate gives access to driveway. Outside tap.



## GARAGE

Power & Light connected. Up and over door.

## OUTSIDE FRONT

Front garden with shrubs. Driveway providing off street parking for numerous vehicles leading onto garage. Side gate giving pedestrian access to rear garden. EV charging point (not tested).

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E; Payable 2026/2027 £2720.63 Per Annum

Any Additional Property Charges: £120pa Service Charge

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

Non-Standard Property Features To Note: No

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## JE 0925

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](http://www.sheens.co.uk).

## Particular Disclaimer

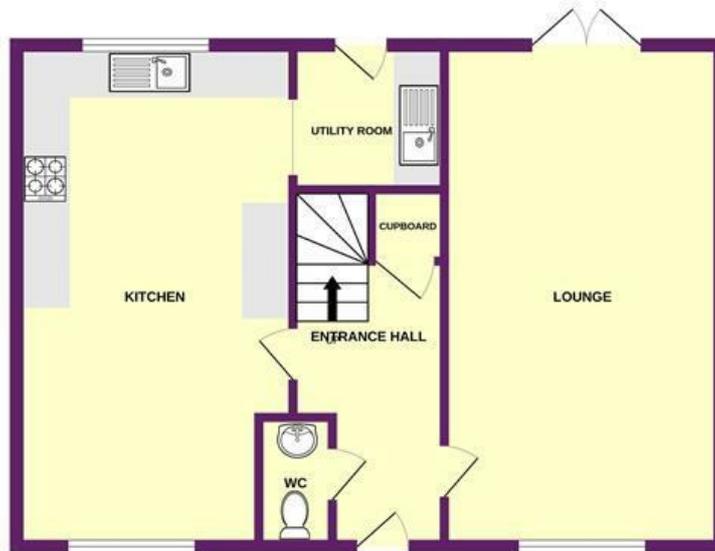
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

## Draft Details

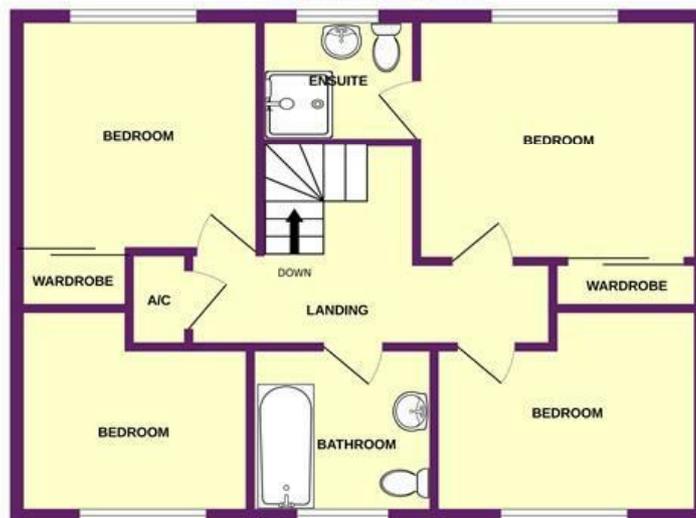
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.  
**Sheen's**  
The Action Agents



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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 as to their operability or efficiency can be given.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents