



Coan Avenue Clacton-On-Sea, CO15 1BH

Situated on the prestigious Royals development is this FIVE BEDROOM, FOUR RECEPTION ROOMED DETACHED FAMILY HOME. In the valuers opinion, the property offers excellent accommodation and a viewing is highly recommended to appreciate the size and finish on offer. Clacton-on-Sea's beach is located within approximately 300 metres with Clacton-on-Sea's town centre and mainline railway station approximately one mile away.

- Five Bedrooms
- Four Reception Rooms
- 17'6 Kitchen Breakfast Room
- En-Suite Shower Room
- Family Bathroom
- Front and Rear Gardens
- Double Garage
- Council Tax Band F
- EPC Rating C



Offers In Excess Of £575,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Radiator. Stairflight to first floor. Understairs storage cupboard. Doors to;

GROUND FLOOR CLOAKROOM

Comprises; Low level W.C. Corner vanity wash hand basin with cupboards under. Half tiled walls. Radiator. Double glazed window to front.



LOUNGE

21'7 x 14'4

Two double glazed windows to side. Two radiators. Media wall with built in lighting incorporating floor level wall length storage space. Open access to;



SITTING ROOM

12'5 x 12'

Double glazed windows to side and rear. Radiator. Double glazed door leading to garden.



DINING ROOM

14'6 into bay x 14'4

Double glazed bay window to front. Radiator. Edwardian style wall panelling.



PLAY ROOM

12'10 x 9'9

Box bay double glazed window to front. Radiator.



KITCHEN

17' x 12'6 max

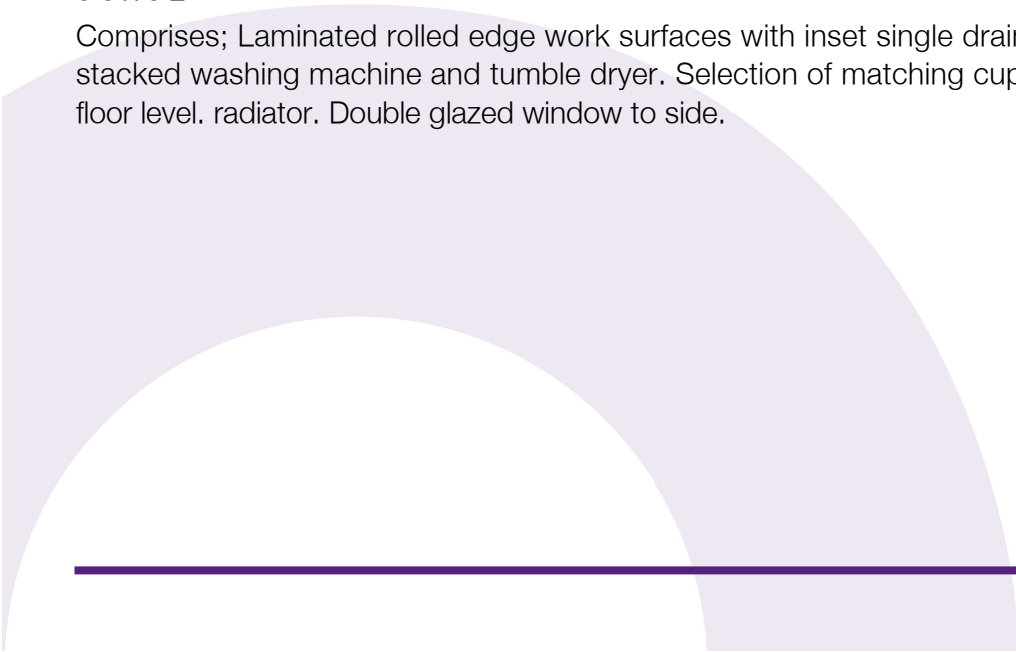
Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Built in four ring gas hob. Integrated waist height oven and grill. Built in microwave. Built in dishwasher. All appliances not tested. Selection of matching cupboards and drawers at both eye and floor level. Breakfast bar. Radiator. Double glazed window to rear. Double glazed door leading to garden. Door to;



UTILITY ROOM

9'8 x 6'2

Comprises; Laminated rolled edge work surfaces with inset single drainer sink unit. Plumbing and space for stacked washing machine and tumble dryer. Selection of matching cupboards and drawers at both eye and floor level. radiator. Double glazed window to side.



FIRST FLOOR LANDING

Loft access. Radiator. Built in double storage cupboard. Double glazed window to front. Doors to;



BEDROOM ONE

16'7 into bay x 13'5

Double glazed bay window to front. Radiator. Edwardian style panelled feature wall. Double storage cupboard. Door to;



EN-SUITE

Modern white suite comprises; Low level W.C. Hand wash basin. Corner shower cubicle. Heated towel rail. Tiled flooring. Subway style tiled walls. Double glazed window to side.



BEDROOM TWO

14'4 x 13'5

Double glazed window to rear. Radiator. Built in double storage cupboard.



BEDROOM THREE

12'7 into wardrobe x 9'9

Double glazed window to rear. Radiator. Two fitted double wardrobes.



BEDROOM FOUR

9' x 7'

Currently being used as office space. Double glazed window to side. Radiator. Oak effect wall length desk area with storage space under.



BEDROOM FIVE

14' into wardrobe and bay x 9'9 into wardrobe

Double glazed bay window to front. Radiator. Fitted wall length mirror fronted wardrobes with interior lighting. Further fitted wall length wardrobes with fitted interior lighting.



BATHROOM

Fully tiled white suite comprising; Low level W.C. Panelled bath. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Heated towel rail. Double glazed window to rear.



OUTSIDE - REAR

Commencing with paved patio area extending to both sides of the property. Mainly laid to lawn. Enclosed by mature trees and shrubs. Cast iron gate giving pedestrian access to both sides.



OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles.

DOUBLE GARAGE

Power and light connected. Two up and over doors.

LE 0623

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: F

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): yes

(Water): Yes

(Sewerage Type): Mains drainage

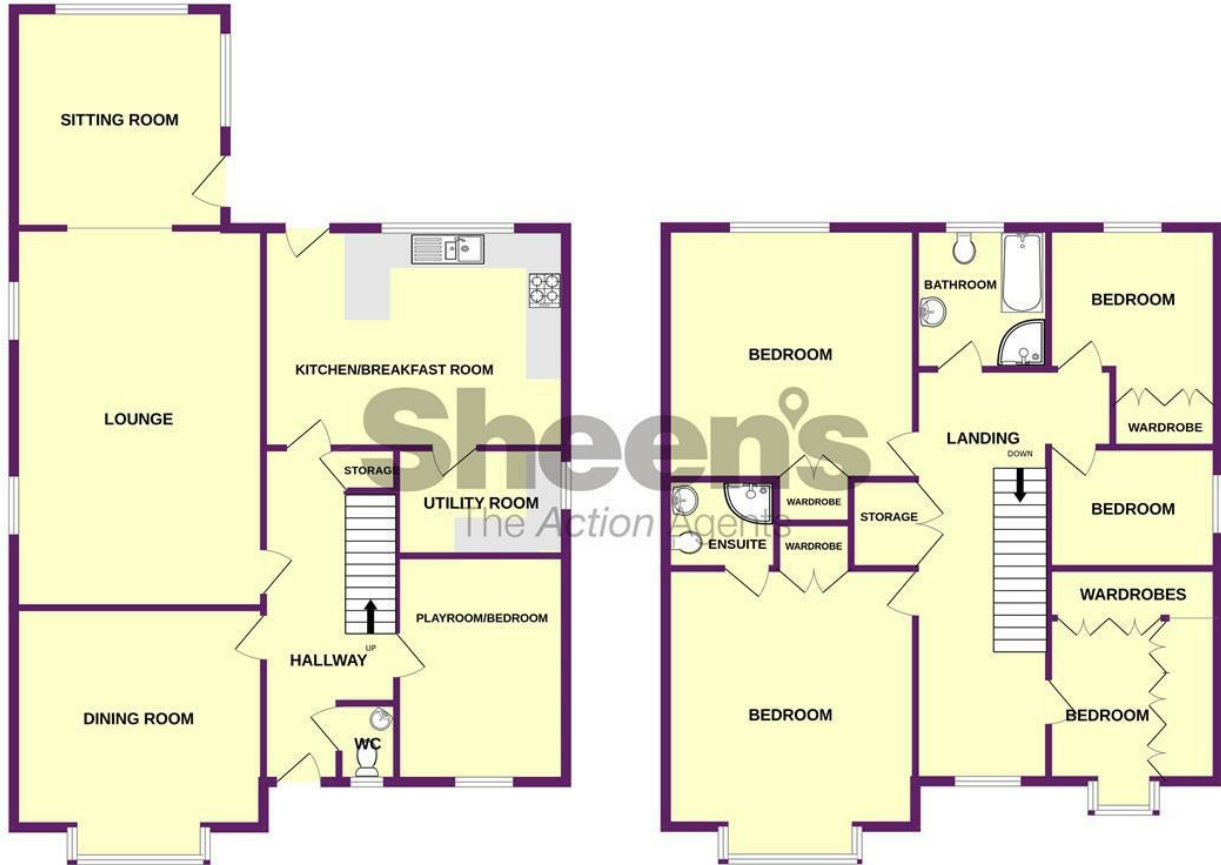
(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



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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