



Cross Road Clacton-On-Sea, CO16 8GD

This modern FOUR BEDROOM FAMILY home was built circa 2014 and is located on the outskirts of Clacton-on-Sea on the popular Blenheim Gate development. The property is located within easy reach of the A133, A120 and A12 subsequently, with Clacton's mainline railway station and sea front within two miles. In the valuers opinion an early internal inspection is highly recommended to appreciate the accommodation and décor on offer.

- Four Bedrooms
- En-Suite to Principle Bedroom
- 15'2 x 10'7 Lounge
- 15'2 x 9' Kitchen/Diner
- Ground Floor W.C.
- Modern Three Piece Bathroom Suite
- 44' max Rear Garden
- Car Port & Parking
- Council Tax Band C
- EPC Rating C



Offers In Excess Of £300,000 Freehold

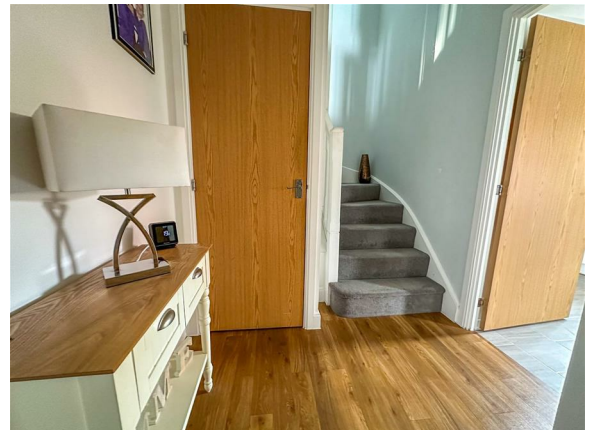
Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Wood effect flooring. Doors to:



GROUND FLOOR W.C.

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



LOUNGE

15'2 x 10'7

Radiator. Double glazed windows to front and side.



ALTERNATE VIEW OF LOUNGE



KITCHEN/DINER

15'2 x 9 max

Fitted with a range of high gloss fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset single drinker stainless steel sink unit with mixer tap. Range of matching wall mounted units. Inset four ring gas hob with double electric oven below. Stainless steel extractor hood above, Integrated Fridge/freezer, dishwasher and washing machine (all appliances not tested). Tiled splash backs. Tiled flooring. Concealed wall mounted gas combination boiler (not tested). Radiator. Double glazed windows to Side and rear, Double glazed double doors to rear.



KITCHEN AREA VIEW



DINING AREA VIEW



FIRST FLOOR LANDING

Built in storage cupboard. Doors to:



BEDROOM ONE

11' x 9'

Radiator. Double glazed window to rear. Door to:



EN-SUITE

Independent shower cubicle. Pedestal wash hand basin. Low level W.C. Tiled splash backs. Heated towel rail. Double glazed window to side.



BEDROOM TWO

18' x 9'5

Radiator. Double glazed windows to front and rear.



BEDROOM THREE

10'8 x 5'9

Radiator. Double glazed window to side.



BEDROOM FOUR

9'2 x 7'6

Radiator. Double glazed window to front.



BATHROOM

Fitted with a modern white suite. Comprises panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Tiled splash backs. Tiled flooring. Extractor fan (not tested). Double glazed window to side.



OUTSIDE - FRONT & SIDE

The property is positioned on a corner plot position. White stone shingled borders. Hard standing area providing off street parking under covered car port. Gate gives side pedestrian access to rear garden.



CAR PORT & PARKING



OUTSIDE - REAR

Approx 44' max depth garden. Lawned garden with raised border. Paved patio area. Additional wooden decked patio area with covered wooden pergola. Enclosed by part brick wall and panel fencing.



ALTERNATE VIEW OF GARDEN



GREENSWARD CLOSE BY

The property is situated just 50 metres from local greensward with local shopping amenities within 200 metres.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: Yes - Payment of around £90 per annum to Remus Management for development roads.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0224

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.

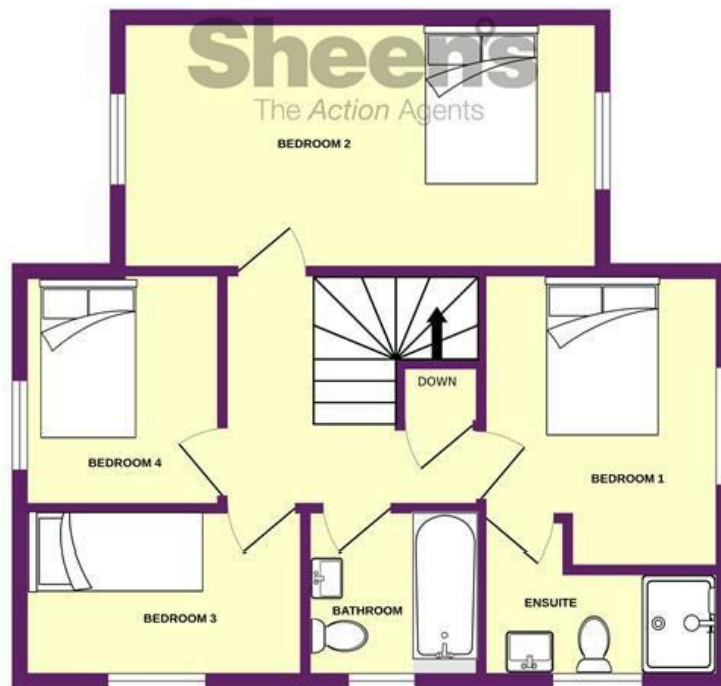
Draft Details

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.
Made with Metropix ©2024

Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents