

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

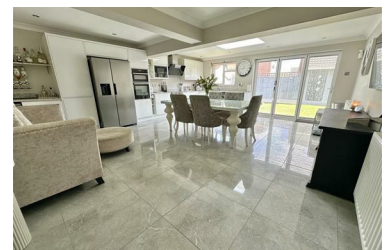
**Sheen's**  
The Action Agents



## Crome Road Clacton-on-Sea, CO16 8YG

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED EXTENDED FOUR BEDROOM DETACHED HOUSE located on the sought after Cann Hall development. The property has been finished to a high standard and offers plenty of space for family living. The accommodation is located approximately one and a half miles away from Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the décor and accommodation on offer.

- Four Bedrooms
- 25'5 x 11'3 Lounge
- 21'4 x 18'2 Extended Kitchen/Diner
- Downstairs W.C
- Bathroom
- Gas Central Heating (n/t)
- Beautifully Presented
- Garage & Off Street Parking
- Council Tax Band D
- EPC Rating D



**Price £425,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door leading to:

#### ENTRANCE HALL

Stair flight to first floor. Under stairs storage cupboard. Door to:



## LOUNGE

25'5 x 11'3

Media wall. Two radiators. Double glazed window to front. UPVC  
Double glazed French door leading to the rear garden.



## KITCHEN DINER

21'4 x 18'2

Modern fitted kitchen suite comprising quartz worktops with inset one and a half bowl sink unit with a stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Five ring electric hob with extractor hood above (not tested). Integrated double oven. Inset microwave. Space for fridge freezer. All integrated appliances are NEFF. Space and plumbing for washing machine and dishwasher. Integrated dishwasher. Skylight. Two radiators. Double glazed bi-folding doors leading to the rear garden.



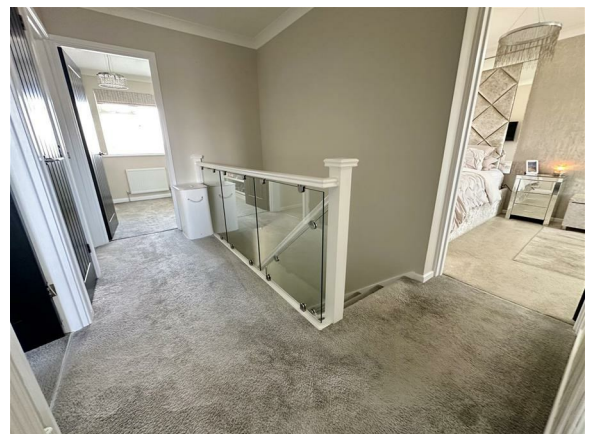
### GROUND FLOOR W.C.

Comprises a low level W.C. Wall mounted hand wash sink basin with stainless steel mixer tap. Radiator. Double glazed window to side.



### FIRST FLOOR LANDING

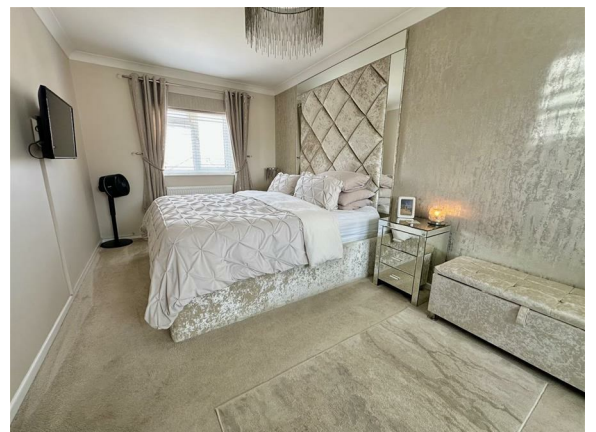
Loft access. Airing cupboard. Door to:



## BEDROOM ONE

18'3 x 9'2

Two radiators. Double glazed window to the front and rear.



## BEDROOM TWO

11' x 10'

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



## BEDROOM THREE

11'2 x 9'

Built in wardrobe. Radiator. Double glazed window to front.



## BEDROOM FOUR

8'4 x 6'3

Fitted wardrobes with mirror fronted sliding doors. Radiator. Double glazed window to front.



## BATHROOM

Three piece White suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to rear.



## OUTSIDE FRONT

Block paved drive which provides off street parking for multiple vehicles. Storm porch. Side access leading:



## GARAGE

Electric garage door. Power connected.

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## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn with an additional decked area. Enclosed by panelled fencing. Side pedestrian access leading to the outside front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council  
Council Tax Band: D  
Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

## BA 04/26

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

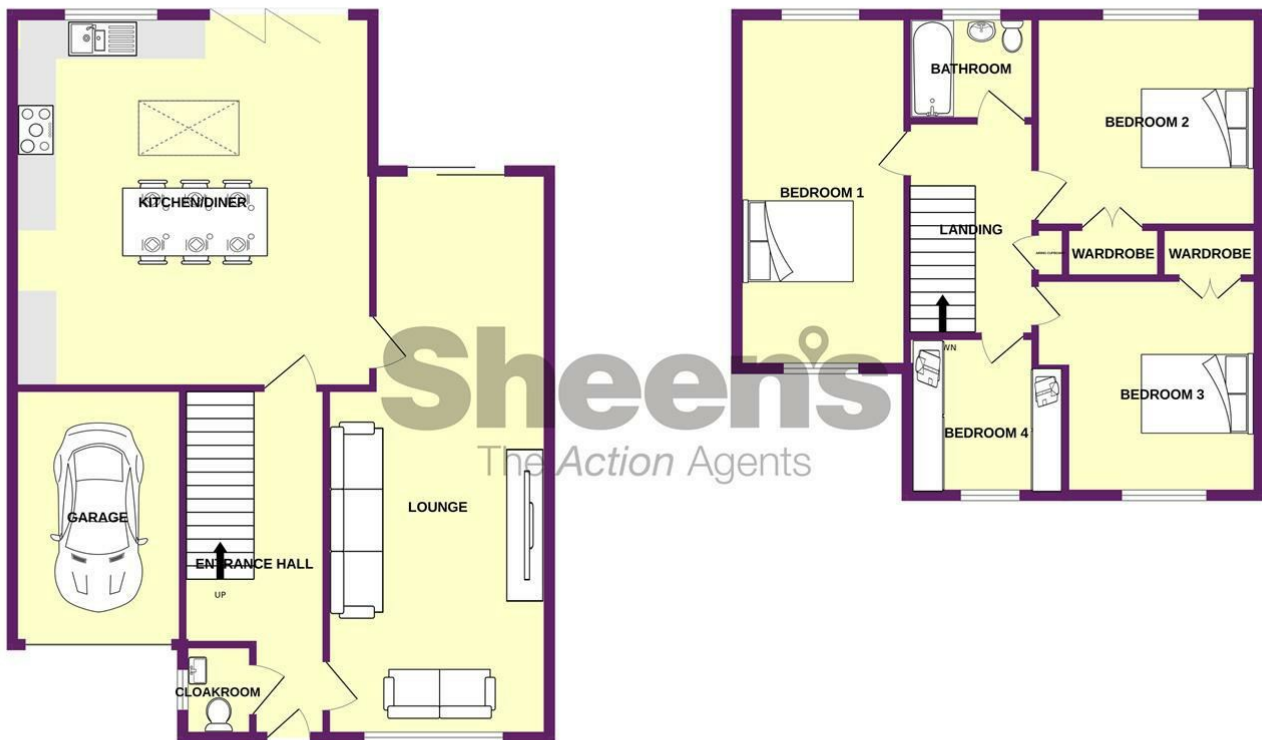
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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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