



## Harwich Road Little Clacton, CO16 9PX

Nestled in the charming village of Little Clacton, Sheens Estate Agents are pleased to offer for sale this DELIGHTFUL THREE BEDROOM SEMI-DETACHED HOUSE. One of the standout features of this residence is the STUNNING FARMLAND VIEWS that can be enjoyed from various vantage points within the home. Additionally, the property includes a side plot, offering potential for further development (Subject to Planning Permissions) or simply a lovely outdoor space for gardening and potential to include more space for more off road parking. The accommodation is located one mile away from Little Clacton's Village centre with Thorpe-le-Soken's train station located only 0.6 miles away. An early inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 15'8 x 11'9 Lounge
- 10'10 x 8'5 Kitchen
- 15'5 x 10'7 Dining Room
- Bathroom & Shower Room
- Beautiful Farmland Views
- Side Plot Offering Potential For Planning (Subject to Permissions)
- Garage & Off Street Parking
- Council Tax Band C
- EPC Rating TBC



**Price £280,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

### ENTRANCE HALL

Radiator. Door to:

### LOUNGE

15'8 x 11'9

Inset electric feature fireplace (not tested) with a brick fire surround. Stair flight to first floor landing. Radiator. Double glazed windows to front.





## KITCHEN

10'10 x 8'5

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset double oven. Space and plumbing for dishwasher. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Open access to:



## DINING ROOM

15'5 x 10'7

Radiator. UPVC Double glazed sliding door leading to:



## CONSERVATORY

14'6 x 7'7

Panoramic farmland views. Radiator. Double glazed windows to rear. UPVC Double glazed door leading to the rear garden.





## UTILITY ROOM

11'8 x 8'2

Gas boiler (not tested). Space and plumbing for white good appliances. Double glazed windows to sides and rear.



## GROUND FLOOR SHOWER ROOM

Three piece suite comprising a low level W.C. Pedestal hand wash sink basin. Step in shower cubicle with wall mounted shower head attachment above. Partly tiled. Radiator. Double glazed window to side.



## FIRST FLOOR LANDING

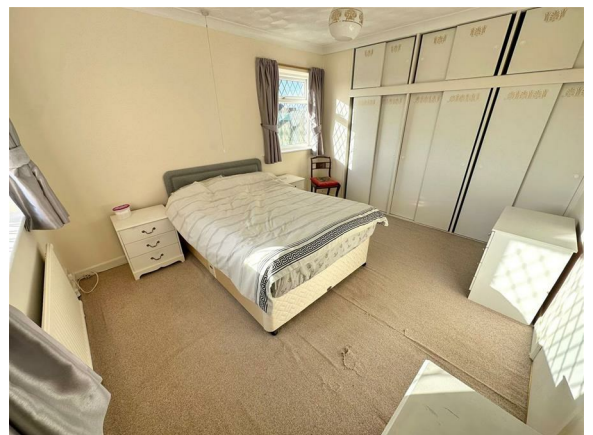
Loft access. Radiator. Door to:



## BEDROOM ONE

13'4 x 11'2

Built in wardrobes. Farmland Views to the front and side.  
Radiator. Double glazed windows to the front and side.



## FARMLAND VIEWS FROM BEDROOM ONE





## BEDROOM TWO

13'6 x 11'6

Built in wardrobes. Radiator. Two double glazed windows to front providing panoramic farmland views. Radiator.



### BEDROOM THREE

10'1 x 6'9

Built in wardrobes. Radiator. Double glazed window providing rear panoramic farmland views.



### FARMLAND VIEWS FROM BEDROOM THREE





### SEPERATE W.C

Two piece suite comprising a low level W.C. Pedestal hand wash sink basin. Half tiled. Radiator. Double glazed window to rear.



### OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Side plot which provides potential for planning subject to planning approvals which can also offer additional off road parking. Farmland views to front. Side pedestrian access leading to the outside rear. Access to:





## GARAGE

Up and over door.

## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing and a small brick built wall. Full panoramic field views. Side pedestrian access leading to the front.



## FARMLAND VIEWS FROM REAR GARDEN



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council;  
Council Tax Band: C  
Payable 2025/2026 - £1952.94 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Mains (Water): Mains (Sewerage Type): Yes  
(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

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## BA 01/26

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.

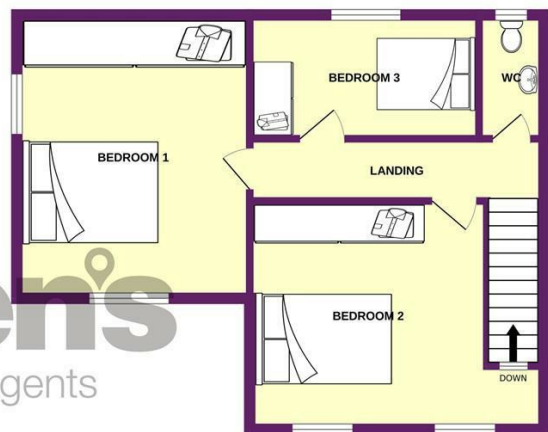
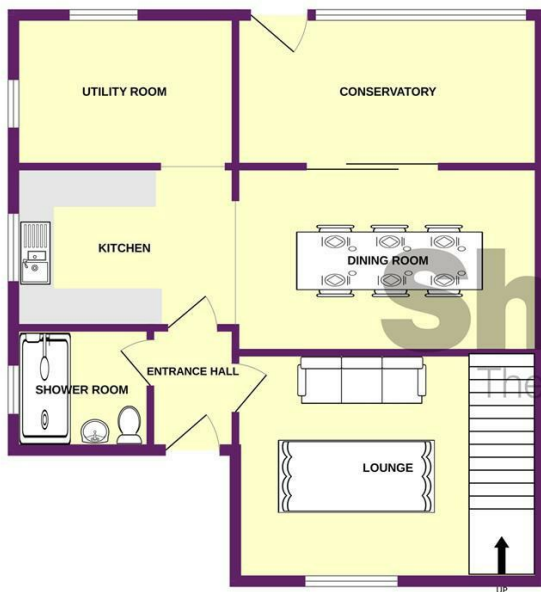
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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

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

**Sheen's**  
The Action Agents