



The Green Tendring, CO16 0BU

Located in the sought after Essex village of Tendring offering semi-rural living, Sheen's Estate Agents have the pleasure in offering for sale this impressive and deceptively spacious EXTENDED THREE BEDROOM, THREE RECEPTION ROOM DETACHED CHALET. Situated on 0.2 acre plot boasting a DOUBLE GARAGE, ground floor shower room and first floor bathroom, countryside views and beautiful landscaped gardens. The property is conveniently located approximately seven miles from Frinton's town centre, seafront and mainline railway station and has excellent access to the A120 and A133 which connect with Clacton, Colchester and Ipswich. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Double Bedrooms**
- **Three Reception Rooms**
- **Semi Rural Location with Farmland Views**
- **Stunning Landscaped Gardens on 0.2 Acre Plot**
- **Double Garage & Ample Parking**
- **Ground Floor Shower Room & First Floor Bathroom**
- **Beautifully Modernised Throughout**
- **Sought After Village**
- **Must Be Viewed**
- **EPC Rating D**

Price £550,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Entrance Hall

18'10" x 11'4"

Feature central staircase with galley style landing. Built in double storage/airing cupboard. Further built in under stairs storage cupboard. Tiled flooring. Radiator. Sealed unit double glazed window to front. Door to:-



Lounge

12'5" x 12'

Inset feature fireplace. Sealed unit double glazed window to side. Door giving access to hallway.



Ground Floor Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Fitted glass shower screen with overhead rainfall shower and integrated temperature controls. Fully tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail.



Bedroom

12'10" x 12'

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



Dining Room

14' x 12'5"

Inset feature fireplace. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to side. Door giving access to dining room.



Sitting Room

18'8" x 7'8"

Tiled flooring. Three skylights. Sealed unit double glazed 'French' style doors with full length glazed panels giving access to rear. Open access to;



Kitchen/Utility

19'7" x 7'8"

Fitted with a range of matching units at both eye and floor level. Square edge work surfaces with inset stainless steel bowl sink drainer unit with mixer tap. Integrated fridge/freezer, washing machine and dishwasher. Tiled flooring. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed French style doors to side. Open plan leading to:



Kitchen/Breakfast Room

14' x 12'5"

Continuation of matching units at both eye and floor level. Square edge work surfaces. Inset four ring induction hob with fitted extractor fan above. Inset eye level Neff electric oven with built in Neff microwave above. Central island breakfast bar with storage under. Tiled flooring. Radiator. Sealed unit double glazed window to side. Opening to dining room



Landing

Open aspect to entrance hall. Skylight with farmland views. Built in airing cupboard. Doors to:-



Bedroom 2

16' x 11'10"

Two radiators. Skylight to rear. Sealed unit double glazed window to front with farmland views.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Bath with shower attachment. Part tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to rear.



Bedroom 3

16' x 13'10"

Two radiators. Skylight to rear. Sealed unit double glazed window to front with farmland views.



Outside - Rear

Paved and gated area providing ample off street parking for several vehicles leading to double garage with up and over doors. Manicured landscaped with array of shrubs, bushes, trees and sec. Wooden storage shed. Secluded seating area. Summer house. Further work shop. Part laid to lawn. Further seating area. Sunken pond with rockery and waterfall. Enclosed by panelled fencing.



Double Garage & Workshop

19'8 x 17'4



Outside - Front



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2169.75

Any Additional Property Charges: N/A

Services Connected:

(Gas): Oil

(Electricity): Yes

(Water): Mains Drainage

(Sewerage Type): Cesspit

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

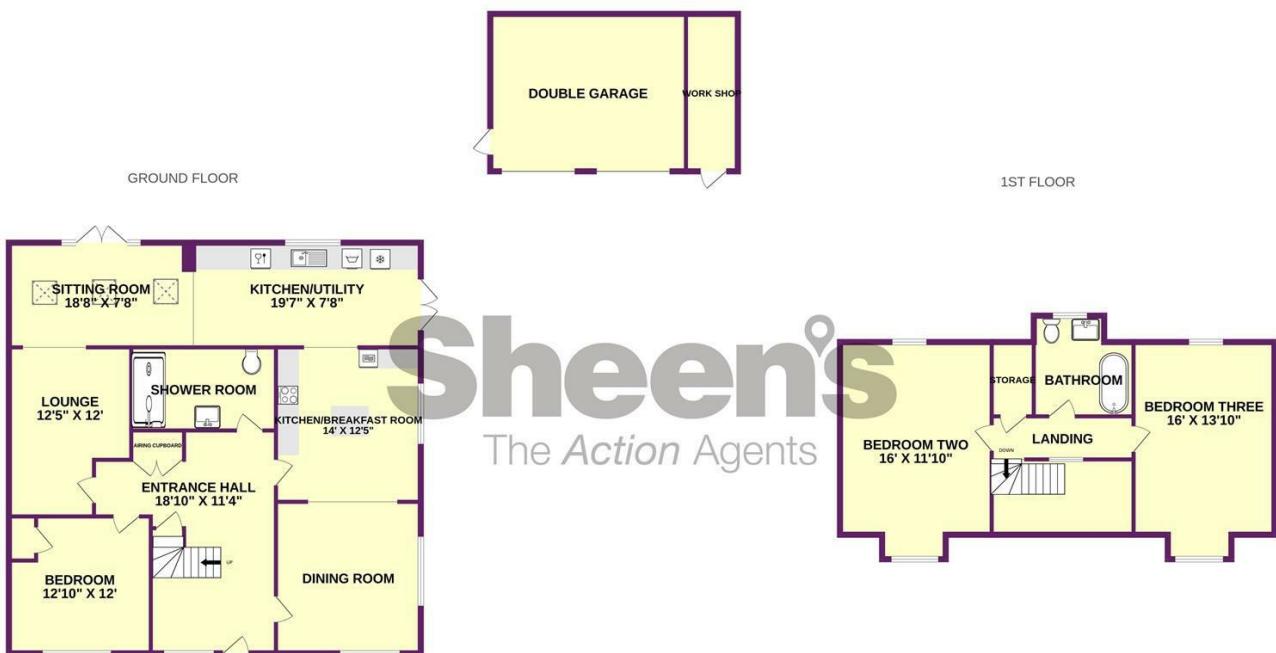
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification 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.

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.



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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