



## Mountview Road East Clacton, CO15 6LW

Situated in the sought after EAST CLACTON AREA, within easy reach of the SEAFRONT, Sheen's Estate Agents have the pleasure in offering for sale this beautifully presented EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. The property has undergone extensive modernisation and refurbishment by the current owners offering a wealth of light and spacious accommodation throughout. The property boasts three reception room, a multi-fuel burner to the formal lounge, a modern fitted kitchen and utility/cloakroom, two en-suite bedrooms and a 68' secluded rear garden. To the front is ample off street parking leading to an integral garage. Perfectly positioned within close proximity to shopping amenities, primary school and secondary school this property is not to be missed and an early viewing is strongly recommended.

- **Four Double Bedrooms With Two En-Suites**
- **Spacious Family Home In Sought After Location**
- **Modern & Stylish Interior**
- **Family Room, Dining Area & Separate Lounge**
- **Modern Fitted Kitchen & Utility Cloakroom**
- **Integral Garage & Ample Off Street Parking**
- **68' Approx Secluded Rear Garden & Summer House**
- **Walking Distance To Seafront, Eastcliff Recreation Ground & Holland Park Primary School**
- **EPC Rating TBC**
- **Council Tax Band - D**



**Price £580,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured leadlight sealed unit double glazed composite entrance door with matching obscured side panels leading to:-

### Hallway

Stair flight to first floor. Two built in under stairs storage cupboards. LVT flooring. Radiator. Door to:-



### Lounge

15'3" x 12'

Oak mantle with inset multi fuel burner. Two radiators. Sealed unit double glazed bay window to front with fitted shutters.



## Kitchen

12' x 10'3"

Fitted with a range of cream high gloss matching fronted units. Rolled edge wood effect worksurfaces with upstands. Inset one and a half bowl sink drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in double eye level oven. Integrated dishwasher, fridge and freezer. Wood laminate flooring. Vertical radiator. Sealed unit double glazed window to rear. Door leading to:-



## Inner Hall

Wood flooring. Door to:-



## Utility/Cloakroom

5'3" x 5'

Cream high gloss matching fronted units at both eye and floor level. Wood effect rolled edge worksurfaces. Inset bowl and drainer unit with mixer tap. Plumbing for washing machine. Wall mounted boiler. Low level w/c. Part tiled walls. Wood flooring. Radiator. Obscured sealed unit double glazed window to rear.



### Lobby

Matching cream high gloss units at eye level. Tiled flooring. Space for tumble dryer. Obscured sealed unit double glazed door to front. Sealed unit double glazed door giving access to rear.

### Integral Garage

18'3 x 8'6"

Power and lighting connected. Double swinging doors giving access to front.

### Family Room/Diner



### Dining Area

12'10" x 9'9"

LVT flooring. Radiator. Sealed unit double glazed French style doors giving access to rear. Open access to:-



## Family Room

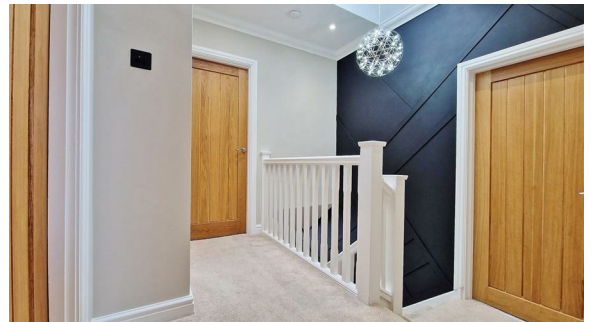
26'6" x 10'6"

Continuation of LVT. Two radiators. Sealed unit double glazed windows to front and rear.



## First Floor Landing

Loft access with pull down ladder. Part vaulted ceiling with Velux skylight. Built in airing cupboard. Doors to all Rooms. Door to:-



## Bedroom 1

15'3" x 11'10"

Fitted wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed bay window to front with fitted shutters. Door to:-



## En-Suite

Four piece en-suite comprises low level w/c. Two vanity wash hand basins with inset shelving under. Sunken bath with central control taps. Double length shower cubicle with controls, rainfall shower and separate attachment. Fully tiled walls. Tiled flooring. Extractor fan. Inset fitted mirror. Vertical radiator. Obscured sealed unit double glazed window to front.



## Bedroom 2

12'10" x 10'8"

Fitted wardrobes with mirrored sliding doors. Radiator. Sealed unit double glazed window to rear. Door To:-



## En-Suite

White suite comprises vanity wash hand basin with storage drawers under. Shower cubicle with controls, rainfall shower and separate attachment. Extractor fan. Fully tiled walls. Tiled flooring. Vertical radiator. Obscured sealed unit double glazed window to rear.



## Bedroom 3

16'7" x 8'3"

Radiator. Sealed unit double glazed windows to rear and side aspects with fitted shutters.



### Bedroom 4

15'7" x 8'3"

Radiator. Fitted wardrobes with mirrored sliding doors. Two sealed unit double glazed windows to front with fitted shutters.



### Family Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled P shaped bath with shower controls, overhead rainfall shower and separate attachment. Fitted glass shower screen. Fully tiled walls. Tiled flooring. Towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.



## Outside - Rear

68' approx

Patio area. Majority laid to lawn. Raised decked area providing further seating. Borders well stocked with shrubs and bushes. Outside tap. Outside double socket. Wooden storage shed.



## Summer House

19'10" x 11'10"

Fitted solid wood square edge worksurfaces. High gloss white floor level storage units. Windows to front. French doors to front.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JAF 0925

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.



## GROUND FLOOR



## 1ST FLOOR



8, MOUNTVIEW ROAD, CLACTON-ON-SEA, ESSEX, CO15 6LW

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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