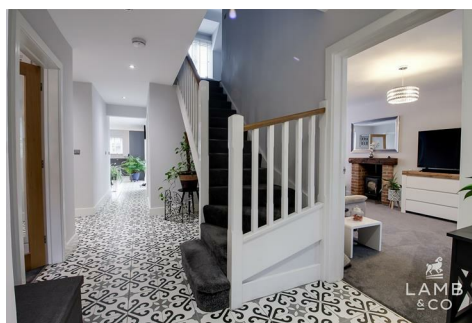




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## HEATH ROAD, TENDRING, CO16 0BX

PRICE £625,000

Built just five years ago, this stunning four-bedroom detached house in the desirable village of Tendring offers contemporary living with ample space for families. Beautifully designed, the property features a bright and spacious lounge, a stylish open-plan kitchen/dining area, and four well-proportioned bedrooms, including two with en-suite. Externally, the home boasts a double garage, a private driveway with ample parking, and a well-maintained garden perfect for outdoor enjoyment. Situated in a peaceful yet convenient location, with easy access to local amenities and transport links, this is a fantastic opportunity to own a modern family home in a sought-after area.

- Four Bedroom Detached House
- Two En-suite
- Sought After Village Location
- Beautifully Presented
- No Onward Chain
- Double Garage
- EPCC



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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance Hall

### Lounge

24'7" x 16'0" (7.49m x 4.88m )

### Kitchen/Breakfast Room

20'0" x 13'0" (6.10m x 3.96m )

### Utility Room

10'5" x 6'10" (3.18m x 2.08m )

### Dining Room

12'0" x 10'7" (3.66m x 3.23m )

### WC

6'3" x 4'9" (1.91m x 1.45m )

### Landing

### Bedroom One

20'0" x 13'5" (6.10m x 4.09m )

### Ensuite

8'0" x 6'0" (2.44m x 1.83m )

### Bedroom Two

12'8" x 11'7" (3.86m x 3.53m )

### Ensuite

7'7" x 6'6" (2.31m x 1.98m )

### Bedroom Three

12'2" x 11'9" (3.71m x 3.58m )

### Bedroom Four

11'7" x 8'2" (3.53m x 2.49m )

### Bathroom

12'0" x 9'0" (3.66m x 2.74m )

### Garden

## Front Aspect

## Rear Aspect

## Double Garage

## Cart Lodge

## Land

## Additional Info

Council Tax Band: F

Heating: LPG- Underfloor heating to ground and radiators to first floor

Services: Mains electricity & water

Drainage: Private sewage treatment plant

Broadband: Ultrafast

Mobile Coverage: EE, Three, O2 -Limited

Construction: Conventional, cavity wall

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface Water- Low, Rivers & Sea- Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: South

## Agents Note Sales

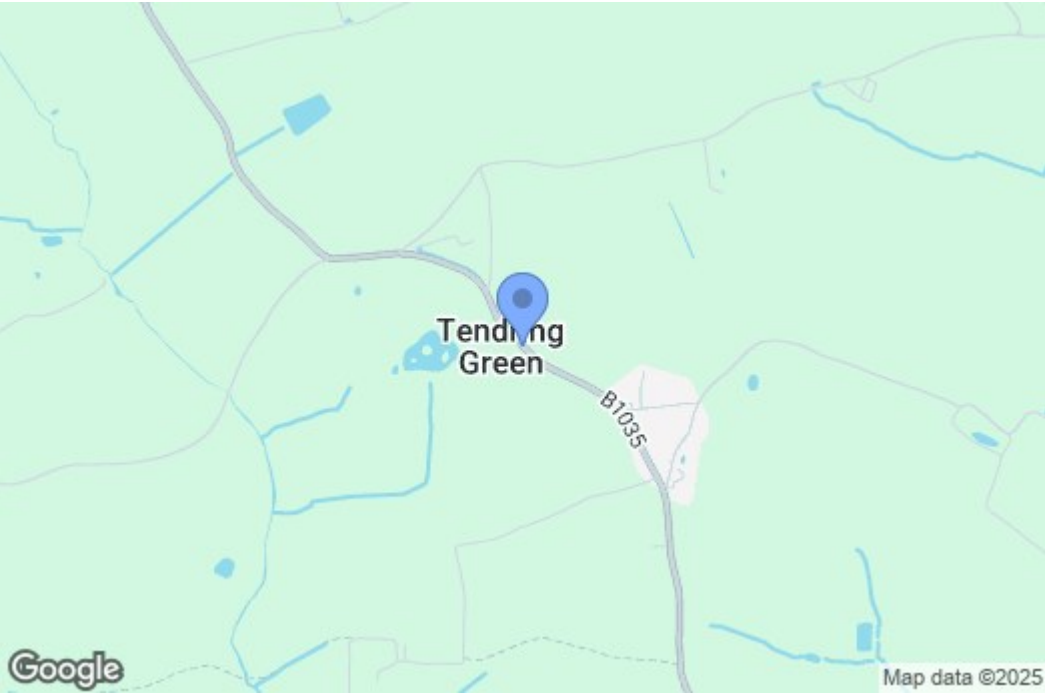
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

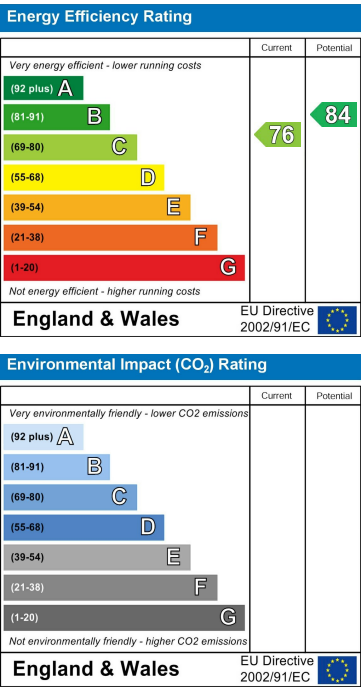
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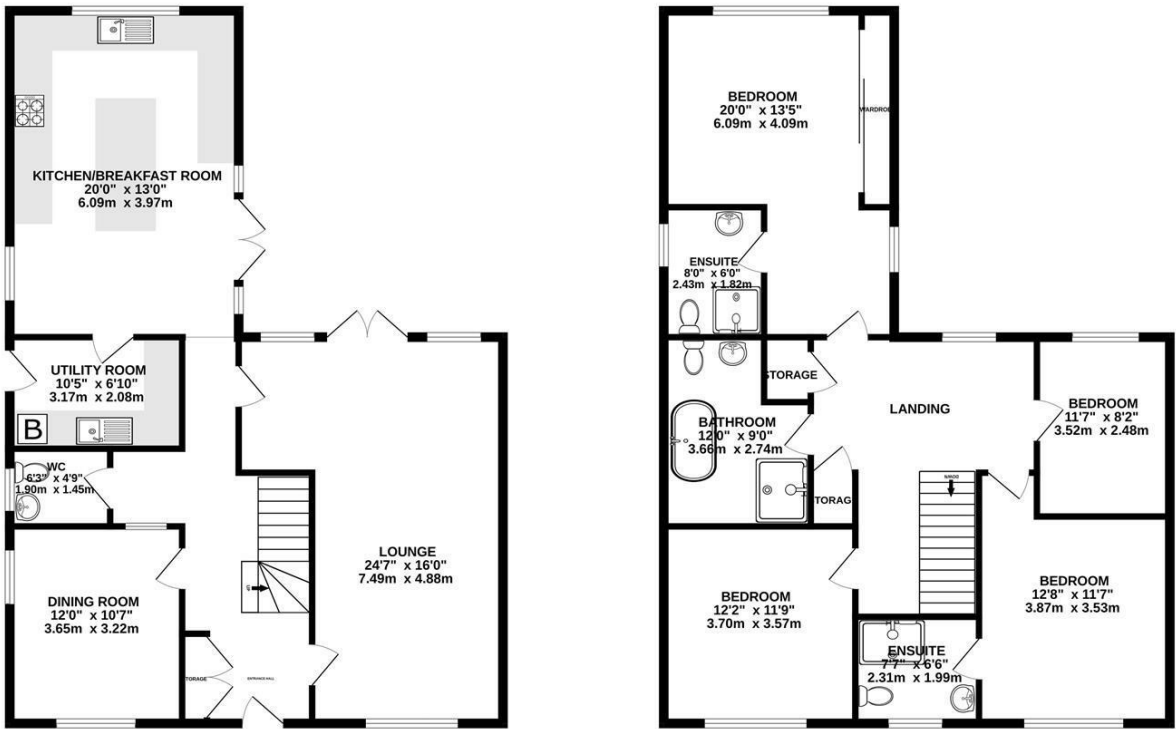
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 2008 sq.ft. (186.6 sq.m.) approx.

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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