

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

**Sheen's**  
The Action Agents



## The Street Weeley, CO16 9JD

Located in the sought after Essex Village of Weeley is this deceptively spacious extended FOUR BEDROOM, THREE RECEPTION ROOM, SEMI-DETACHED HOUSE. The property is conveniently positioned close to a local shop/post office with Weeley mainline railway station within quarter of a mile and easy vehicular access onto the A133, A120 and A12 respectively. Clacton's town centre and sea front are located around five miles away. An early internal inspection is advised to appreciate the accommodation and excellent decorative order on offer.

- Four Bedrooms
- Three Reception Rooms
- 16'8 x 15'10 Luxury Fitted Kitchen
- En-Suite & Family Bathrooms
- Ground Floor Cloakroom
- Gas Central Heating (n/t)
- Off Street Parking
- Popular Village Location
- Council Tax Band C
- EPC Rating C



**Price £377,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### KITCHEN/BREAKFAST ROOM

16'8 x 15'10

Fitted with a modern luxury kitchen. Comprises white and dark plum gloss fronted units. Grey granite square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single strainer sink unit with mixer taps. Feature central island with breakfast bar areas either side. Island incorporates two fridge drawer units, under counter freezer and two wine cooler fridges. Inset twin high level electric ovens with integrated microwave and plate warmer drawer. Inset five ring gas hob with fitted extractor hood above. Integrated dishwasher, washing machine and separate tumble dryer (all appliances not tested). Tiled flooring with underfloor Bluetooth controlled heating (not tested). Built in cloak cupboard. Two double glazed windows to front.





ALTERNATE VIEW OF KITCHEN/BREAKFAST ROOM



## DINING ROOM

15'8 x 8'

Wood effect flooring. Built in under stairs storage cupboard. Radiator. Double glazed window to front.



## INNER HALLWAY

Stair flight to first floor. Radiator. Wood effect flooring. Doors to Lounge & Cloakroom.

## GROUND FLOOR CLOAKROOM

Fitted with a modern white suite. Comprises low level W.C. Vanity wash hand basin. Tiled flooring. Tile splash back. Double glazed window to side.



## LOUNGE

16'10 x 13' max

Wood effect flooring. Radiator. Double glazed double doors leading onto rear garden. Part glazed double wooden doors to Study.





## ALTERNATE VIEW OF LOUNGE



## STUDY

12'7 x 7'1

Wood effect flooring. Radiator. Double glazed window to rear.



## FIRST FLOOR LANDING

Loft access. Built in double airing cupboard with mirror fronted sliding doors. Doors to Bedrooms & Family Bathroom.



### ALTERNATE VIEW OF LANDING



### BEDROOM ONE

16'10 x 10'10 max

Wood effect flooring. Radiator. Two double glazed windows to front. Door to En-Suite.



### ALTERNATE VIEW OF BEDROOM ONE





## EN-SUITE SHOWER ROOM

8' x 5'7

Fitted with a modern three piece white suite. Comprises low level W.C. Vanity wash hand basin with storage drawers below. Curved double shower cubicle with multi-jet, steam and light therapy features (not tested). Tiled flooring. Granite effect wall sheeting. Radiator. Double glazed window to front.



## ALTERNATE VIEW OF EN-SUITE



## BEDROOM TWO

13'8 max x 7'10

Radiator. Double glazed window to rear.



### BEDROOM THREE

10'1 x 8'8

Radiator. Double glazed window to rear.



### BEDROOM FOUR

10'1 x 7'11

Wood effect flooring. Radiator. Double glazed window to rear.



### FAMILY BATHROOM

8'1 nar 5'8 x 8'

Fitted with a modern white suite. Comprises low level W.C. Pedestal wash hand basin. Panel bath with mixer tap. Wall mounted electric shower over (not tested). Fully tiled walls. Tiled flooring. Double glazed window to side.





### OUTSIDE - FRONT

Block paved front garden providing off street parking for numerous vehicles. Gate gives side pedestrian access to rear garden.



### OUTSIDE - REAR

Approx. 30' Rear garden. Mainly laid to lawn with wooden decked patio area. Array of borders. Timber summer house. Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

## GS 0323

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

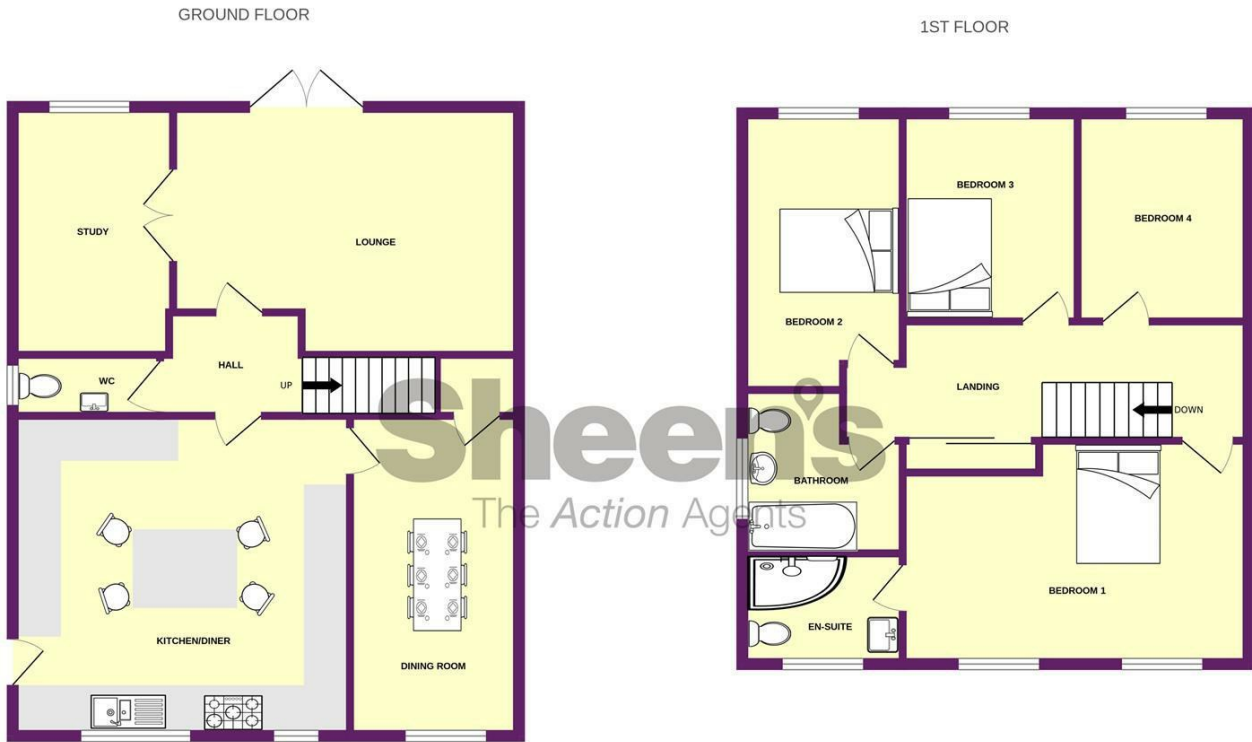
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## 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.  
 Made with Metropix ©2023

## Selling properties... not promises

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

