

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Sandown Close Great Clacton, CO15 4PP

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE located in the sought after GREAT CLACTON. The property benefits from SPACIOUS LIVING as well as an ATTRACTIVE REAR GARDEN which provides access to the GARAGE. Local shopping amenities in Woodlands Close are located around 200 metres away with Clacton-on-Sea's shopping Village within a quarter of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 25'7 x 11'7 Lounge
- 20'9 x 17'2 Kitchen Diner
- Four Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heated (n/t)
- Extended Providing Spacious Living
- Beautiful Landscaped Garden
- Garage & Off Street Parking
- EPC Rating D



**Price £300,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE PORCH

Double glazed windows to front and side. UPVC double glazed entrance door leading to;

### ENTRANCE HALLWAY

Stairflight to first floor. Under stairs storage. Radiator. Double glazed window to side. Doors to;



### LOUNGE

25'7 x 11'7

Inset feature fireplace with wooden fire surround, Double glazed window to front. Open arch providing access to;



## KITCHEN DINER

20'9 x 17'2

Fitted kitchen suite comprising; Square edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for gas cooker with extractor hood above (not tested). Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs, Storage cupboard housing wall mounted gas boiler (not tested). Spot lights. Radiator. Double glazed windows to side and rear. UPVC double glazed door leading to size access. Additional double glazed French doors leading to rear garden.



## ALTERNATIVE VIEW OF KITCHEN DINER



## FIRST FLOOR LANDING

Double glazed window to side. Loft access. Doors to;

### BEDROOM ONE

11'11 x 11'11

Radiator. Double glazed windows to front.



### BEDROOM TWO

11'1 x 11'11

Radiator, built in wardrobe. Additional storage cupboard. Double glazed window to rear.



### BEDROOM THREE

8'2 x 7'

Radiator. Double glazed window to front.



### BATHROOM

Four piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath, Standing shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Heated towel rail. Double glazed window to rear.



## OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access to rear.



## OUTSIDE REAR

53' x 25'

Beautiful landscaped garden being patio paved with remainder being laid to lawn. Four storage sheds. One outbuilding. Enclosed by panelled fencing, Rear access to Garage. Vehicular access to rear.



## SUMMER HOUSE



## GARAGE TO REAR

Side access providing vehicle access to garage. Alternative off road parking to rear.



## BA 0423

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 between £50-£150 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.

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### Material Information (Freehold Property)

Tenure:

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note:

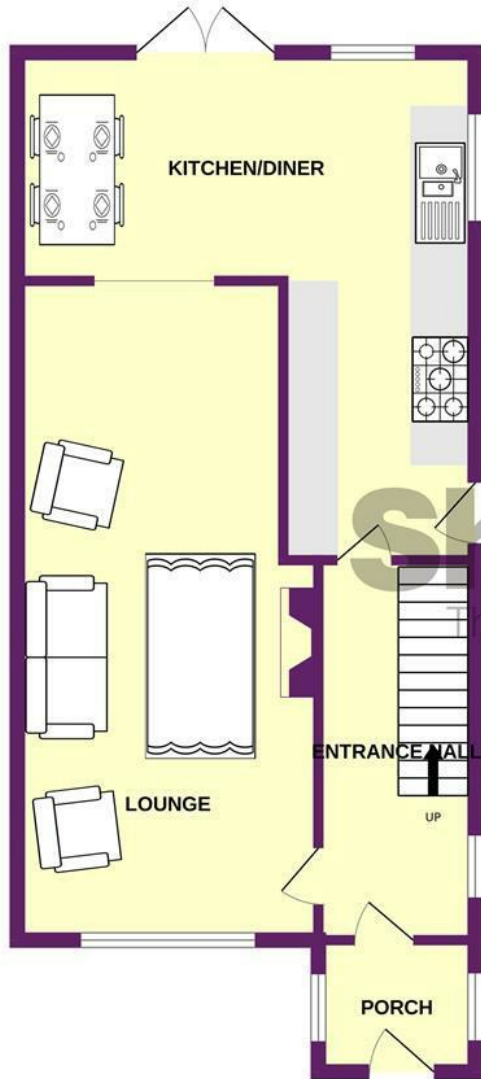
### Particular Disclaimer

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.

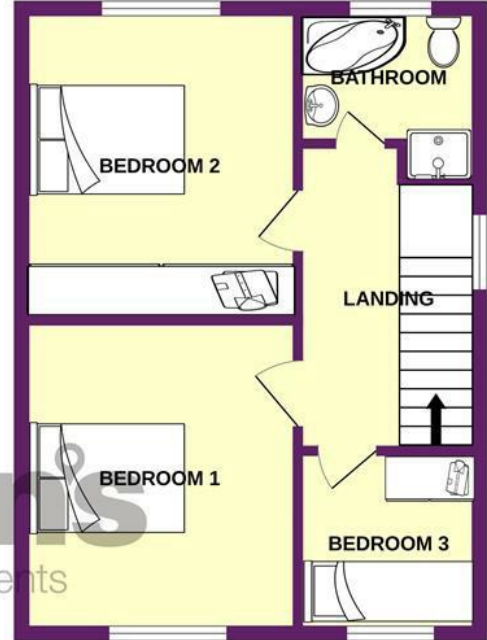
### ALTERNATIVE VIEW OF OUTSIDE REAR



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

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