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Sheen's
The Action Agents



Harwich Road Little Clacton, CO16 9PX

This imposing Edwardian era FOUR DOUBLE BEDROOM DETACHED CHARACTER HOME is situated on a generous 0.25 Acre Plot (STLS) on the sought after Little Clacton/Thorpe-le-soken village borders. Thorpe-le-soken's mainline railway station with its direct links into London Liverpool Street is positioned within half a mile. The property has been sympathetically modernised to maintain the character of the property and an early viewing is strongly advised to appreciate the accommodation and decor on offer.

- Four Double Bedrooms
- 14'2 Lounge & 15'5 Sitting Room
- 29'5 Kitchen/Dining Room
- 18' max. Sun Lounge
- G/Floor Shower & F/Floor Bathrooms
- Gas Central Heating (n/t)
- 19' x 12' Garage & Off Road Parking
- Approx 0.25 Acre Plot (STLS)
- Council Tax Band F
- EPC Rating D



Price £530,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Solid wood part leaded light glazed entrance door with side panel to:

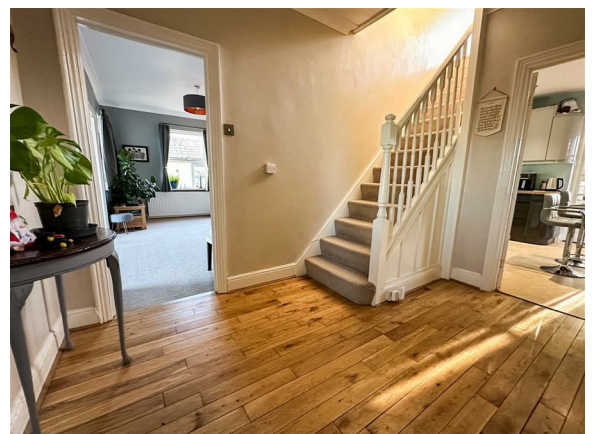
ENTRANCE PORCH

Part brick built. Double glazed picture window to front. Further double glazed entrance door to Entrance Hallway.



ENTRANCE HALLWAY

Stair flight to first floor landing. Radiator. Wood panel flooring. Doors to leading to Shower Room, Sitting Room & Kitchen/Diner.



SHOWER ROOM/UTILITY ROOM

8'4 x 5'10

Fitted with a modern white suite. Comprising shower cubicle with integrated shower. Concealed cistern low level W.C. Vanity wash hand basin. Wood effect flooring. Heated towel rail. Laminated work surfaces with space and plumbing for washing machine below. Wall mounted storage cabinets. Part tiled walls. Double glazed window to side and front.



SITTING ROOM

15'5 x 10'10

Radiator. Double glazed window to side and front. Door to Kitchen/Diner. Open access to Lounge.



ALTERNATE VIEW OF SITTING ROOM



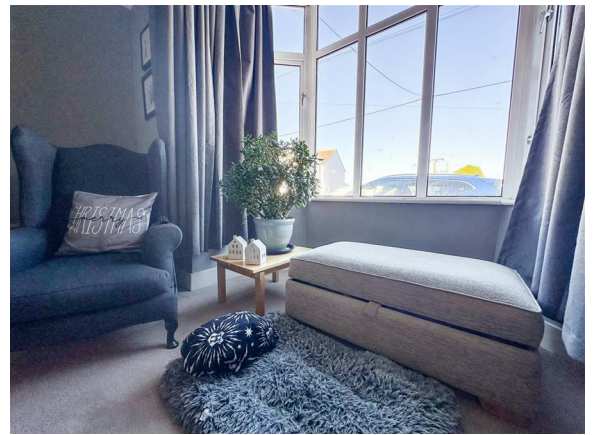
LOUNGE

14'2 x 13'8 into bay

Feature fireplace with inset log burner. Radiator. Double glazed bay window to front.



ALTERNATE VIEW OF LOUNGE



KITCHEN/DINER

29'5 x 13'3 nar 10'9

Fitted with a modern kitchen. Comprises a range of light and dark grey high gloss fronted units. Square edge wood effect work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring electric ceramic hob with stainless steel and glazed extractor hood above. Inset high level electric double oven. Integrated tall fridge/freezer. Integrated dishwasher (all appliances - not tested). Range of matching wall mounted units. Feature Island with storage units below and integral breakfast bar. Fitted glazed fronted cabinets. Wall mounted gas boiler (not tested). Double glazed windows to sides and rear. Double glazed door to garden. Multi panel glazed double doors to Conservatory.



ALTERNATE VIEW OF KITCHEN/DINER



KITCHEN AREA VIEW



DINING AREA VIEW



SUN LOUNGE

18' x 9'1 nar 5'3 max

Part brick built. Solid roof. Radiator. Double glazed windows to sides and rear overlooking garden, 'P' shaped conservatory. Double glazed French style doors to garden.



FIRST FLOOR LANDING

Radiator. Loft access. Built in storage cupboard. Doors to:



BEDROOM ONE

15'6 x 10'11

Radiator. Double glazed windows to front and side with rural views over road and neighbouring properties.



BEDROOM TWO

15'5 x 10'9

Radiator. Double glazed windows to side and rear with views over garden.



BEDROOM THREE

14'2 x 10'6

Radiator. Two double glazed windows to front with rural views over road and neighbouring properties.



VIEWS FROM BEDROOM THREE



BEDROOM FOUR

13'2 x 7'7

Wood effect flooring. Radiator. Double glazed windows to rear and side with views over garden.



BATHROOM

8'5 x 5'9

Fitted with a modern white suite. Comprises 'P' shaped path with mixer tap and shower attachment. Glazed shower screen. Vanity wash hand basin. Low level W.C. Heated towel rail. Wood effect flooring. Double glazed window to front.



OUTSIDE - FRONT

The property is accessed via an in/out shingled driveway providing off street parking for numerous vehicles. Lawned area. Access to Detached Garage. Gates give side pedestrian access to rear garden.



GARAGE

19'2 x 12''

Garage has up and over access door from front. Power and light connected (not tested).



OUTSIDE - REAR

The property is situated on a generous plot of approx. 0.25 Acres (subject to land survey). The rear garden is mainly laid to lawn with array of mature shrubs and trees. Paved patio area. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: F

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

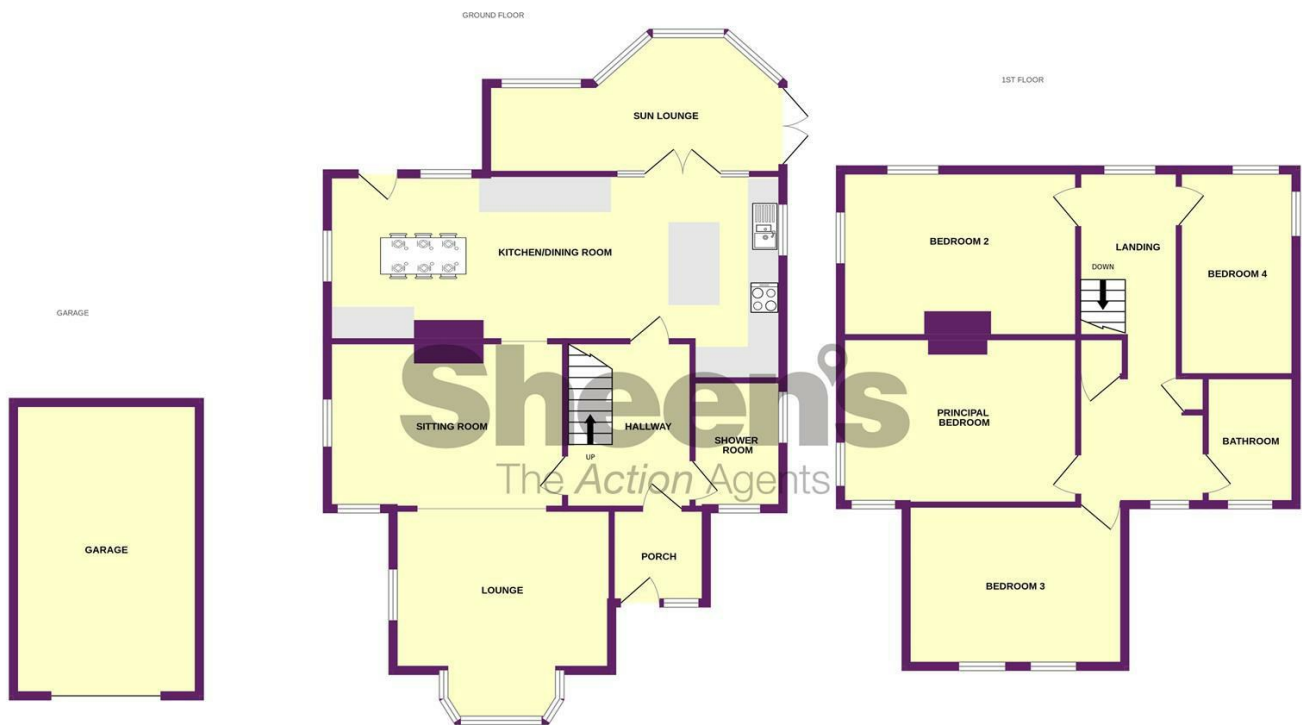
Particular Disclaimer

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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