



Cleave Close Clacton-On-Sea, CO16 8GQ

Sheen's Estate Agents are pleased to offer for sale this FOUR BEDROOM DETACHED HOUSE located on the popular Blenheim Gate development. The property was built circa 2013 and benefits from SPACIOUS LIVING as well as an EN-SUITE BATHROOM. The accommodation is located within easy reach of the A133, A120 and A12 subsequently, with Clacton-on-Sea's mainline railway station and sea front within two miles away. An early internal inspection is highly recommended to appreciate the accommodation on offer.

- Four Bedrooms
- 21'2 x 11' Lounge
- 21'4 x 10'4 Kitchen Diner
- Bathroom Suite
- En Suite Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Detached Garage
- Landscaped Rear Garden
- EPC Rating C



Price £355,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE HALL

Understairs storage cupboard, Radiator. Doors to;



LOUNGE

21'2 x 11'

Wall mounted electric feature fireplace. Two radiators. Double glazed windows to front and rear. UPVC double glazed French doors leading to garden.



KITCHEN DINER

21'4 x 10'4

Fitted kitchen suite comprising; Laminated square edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above. Inset oven with grill above. Inset fridge and freezer. Appliances not tested. Space for additional white appliance. Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed windows to front and rear. open access to;



UTILITY ROOM

6'7 x 5'3

Laminated square edge work surface with inset single drainer stainless steel sink unit with stainless steel mixer tap. White gloss fronted wall units which houses wall mounted gas combination boiler (not tested). Space and plumbing for washing machine. UPVC double glazed door leading to rear garden.



GROUND FLOOR W.C

Comprises; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Radiator.



FIRST FLOOR LANDING

Loft access. Deep storage cupboard.



BEDROOM ONE

12'2 x 10'

Built in wardrobes with sliding doors. Radiator. Double glazed window to rear. Door to;



EN-SUITE

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted stainless steel shower-head attachment above. Part tiled. Heated towel rail. Double glazed window to rear.



BEDROOM TWO

11'6 x 10'5

Radiator. Double glazed window to side.



BEDROOM THREE

12'2 x 8'3

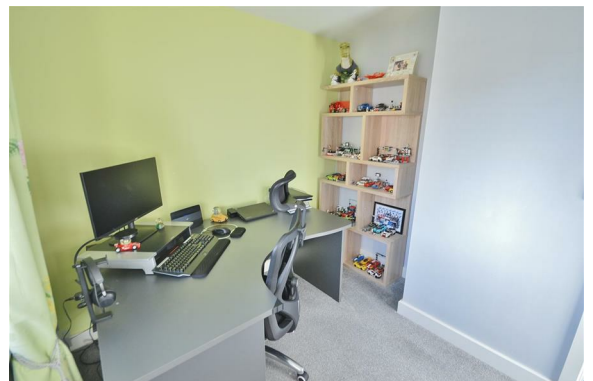
Radiator. Double glazed window to front.



BEDROOM FOUR

9'1 x 7'8

Radiator. Double glazed window to front.



BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with stainless steel mixer tap. Part tiled. heated towel rail. Double glazed window to front.



OUTSIDE FRONT

Hard standing area providing off street parking. Access to Garage.



GARAGE

Up and over door.



OUTSIDE REAR

Mainly patio paved with remainder being laid to lawn. Enclose by panelled fencing. Side pedestrian access leading to front.



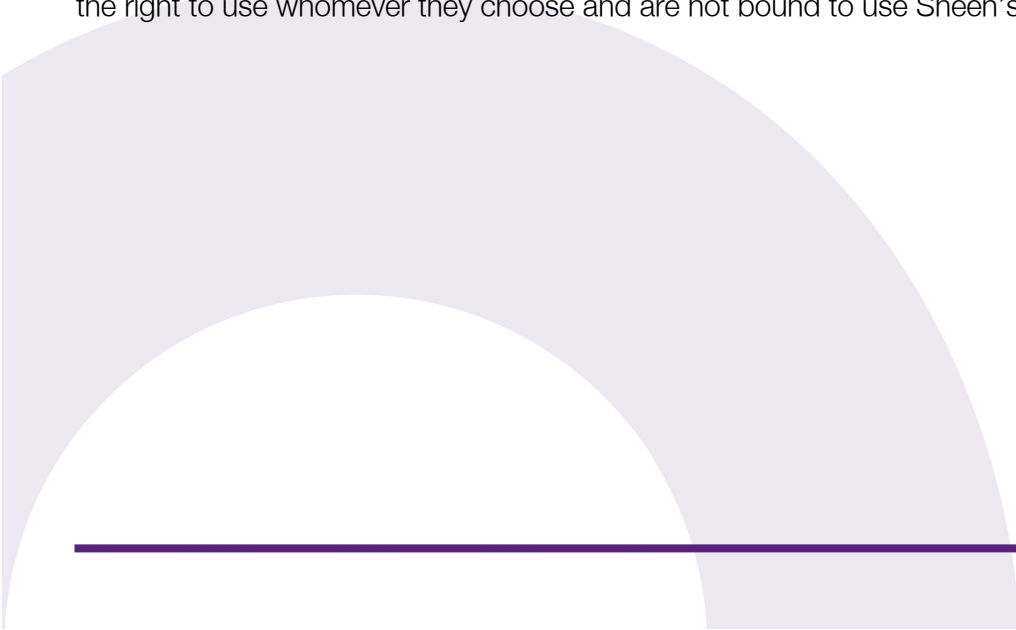
Particular Disclaimer

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.

BA 1123

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.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

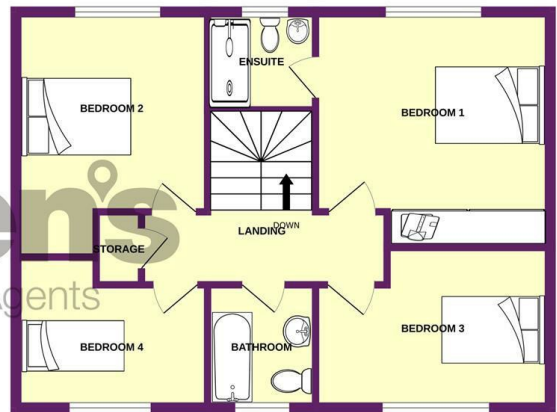
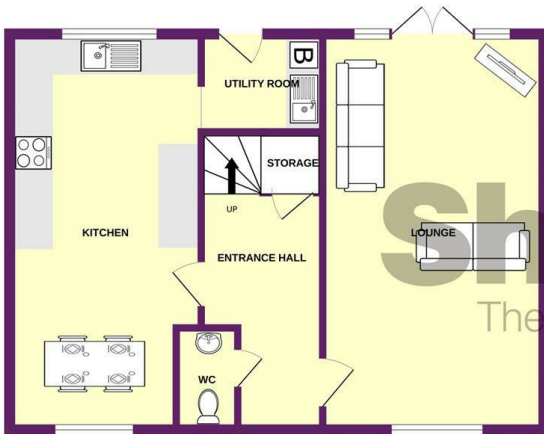
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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