

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

**Sheen's**  
The Action Agents



## Connaught Road Weeley Heath, CO16 9EL

Located on a private, sought after development and being BUILT in 2020, Sheen's Estate Agents are delighted to bring to market this MODERN, THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a light and airy open plan living area, en-suite to the master bedroom, secluded SOUTH EAST facing garden and is being offered with NO ONWARD CHAIN. The property is situated approximately one mile from Weeley's mainline railway station & St Andrews Primary School with Clacton-on-Sea's town centre and seafront within five miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Double Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Built in 2020
- 7 Years NHBC Certificate Remaining
- En-Suite to Master Bedroom
- Four-Piece Bathroom Suite
- Secluded South East Facing Garden
- Private Road
- No Onward Chain
- EPC Rating B



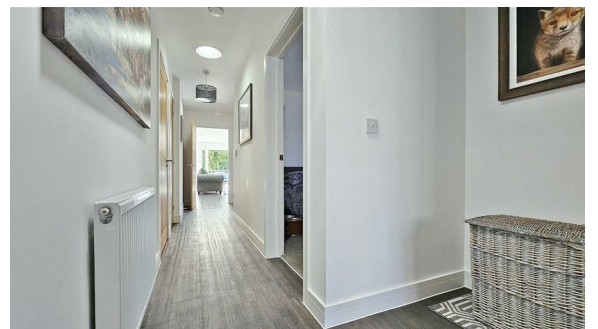
**Price £495,995 Freehold**

Accommodation comprises with approximate room sizes:-

Composite door leading to:

### Entrance Hall

Built in double sized storage cupboard. LVT flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Featured ceiling porthole style windows. Two radiators. Obscured sealed unit double glazed featured side panel window to side. Doors to:



### Alternate View Of Entrance Hall



### Master Bedroom

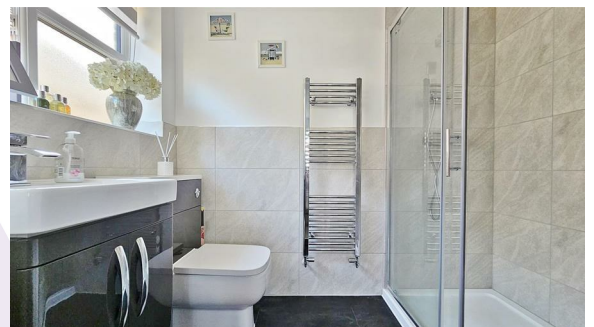
12'9" x 11'2"

Radiator. Sealed unit double glazed window to front. Door to:



### En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss storage cupboard under. Double length fitted shower cubicle with wall mounted shower and waterfall attachment. Part tiled walls. Vinyl flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Bedroom Two

11'3" x 10'11"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



### Bedroom Three

11'3" x 10'11"

Built in wardrobe. Radiator. Sealed unit double glazed window to side.



### Bathroom

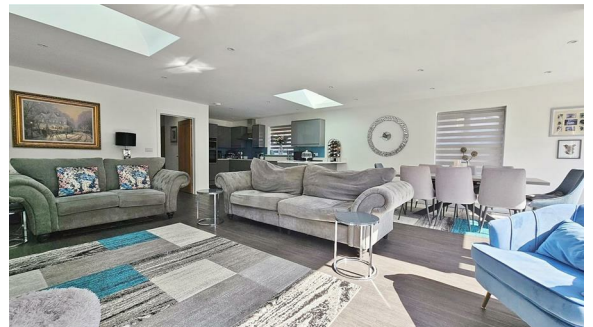
Four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath. Fitted double length shower cubicle with wall mounted shower attachment. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Kitchen/Diner/Lounge

32'8" x 22'7"

Fitted with a range of matching high gloss fronted units. Quartz square edge work surfaces. Inset one and a half stainless steel sink and drainer unit. Inset four-ring 'Neff' electric hob with fitted extractor hood above. Built in double eye level 'Neff' electric oven. Integrated fridge/freezer. Integrated washing machine and tumble dryer. Further selection of matching high gloss units both at eye and floor level. Toughened splashback. LVT floor. Fitted breakfast bar. Two radiators. Spotlights. Two sealed unit double glazed windows to side. Two sealed unit double glazed velux windows. Two sets of sealed unit double glazed bi-folding doors leading to:



## Kitchen Area



Dining Area



Lounge Area



### Outside - Rear

Part paved area. Remainder laid to lawn. Outside tap. Outside socket. Private access door leading to garage with power and lighting connected. Access to front via side gate. Enclosed by panelled fencing.





### Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn and shrubs. Outside light.



### 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 Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### JD/04.24

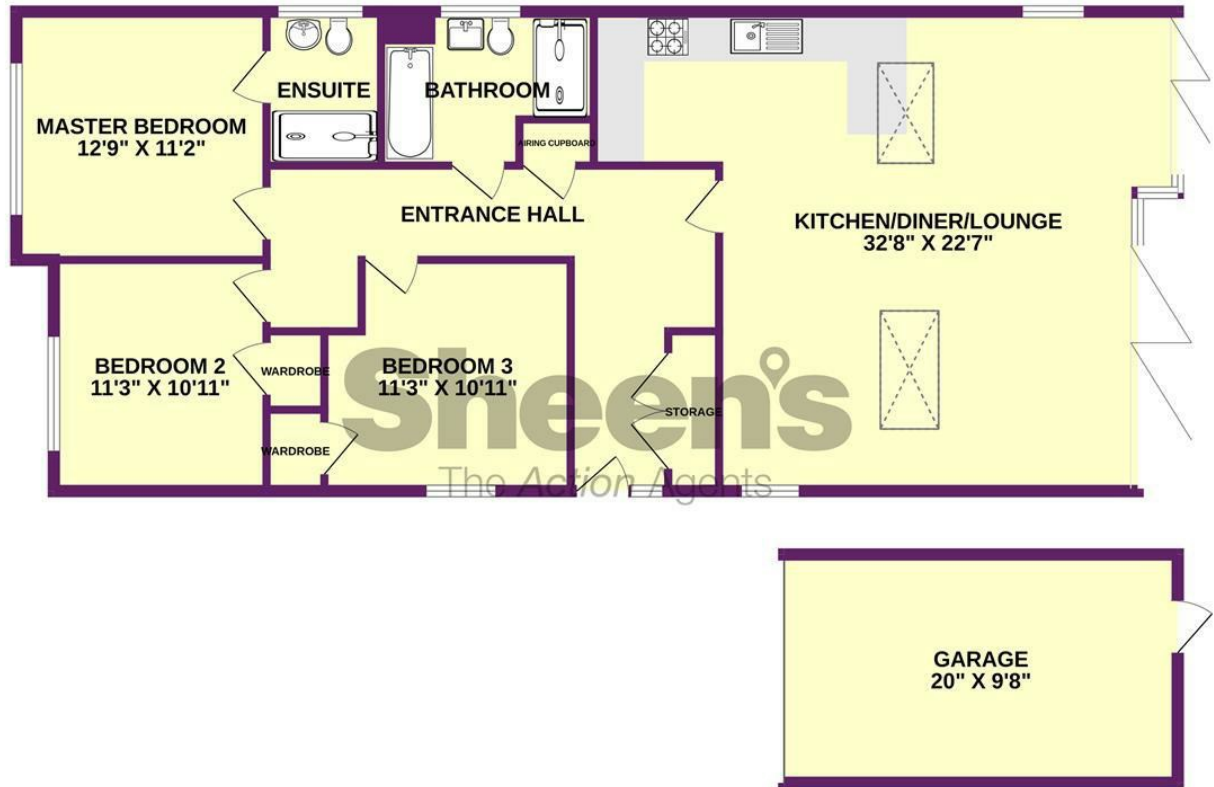
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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GROUND FLOOR  
1434 sq.ft. (133.3 sq.m.) approx.



TOTAL FLOOR AREA: 1434 sq.ft. (133.3 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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## Selling properties... not promises

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