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Sheen's
The Action Agents



Holland Road Little Clacton, CO16 9RT

*** POTENTIAL FOR DEVELOPMENT S.T..P.P. *** Situated in an established non estate position on an approx. four acre plot in the sought after village of Little Clacton, Sheen's Estate Agents have the pleasure in offering for sale this well presented FOUR/SIX BEDROOM DETACHED CHALET. The property is being offered with NO ONWARD CHAIN and is located approximately one mile from Little Clacton's village centre and is within four miles of Clacton's town centre, seafront and mainline railway station with links to London Liverpool Street. The historic village of Thorpe-le-socket is located within three miles away and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciated the accommodation on offer.

- Four/Six Bedrooms
- Three En-Suites
- Large Lounge/Diner
- Utility Room
- Approx 4 acres of Land with Potential to Develop S.T.P.P.
- Double Garage & Off Road Parking
- Non-Estate Position
- No Onward Chain
- Council Tax Band - E
- EPC Rating - D



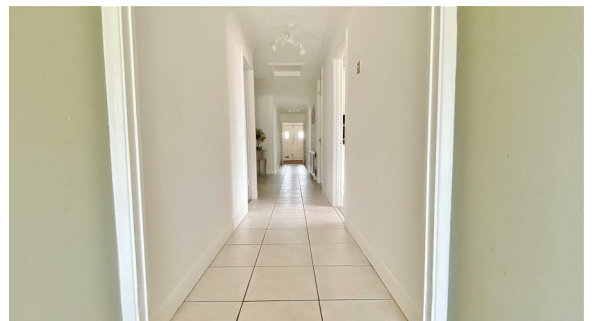
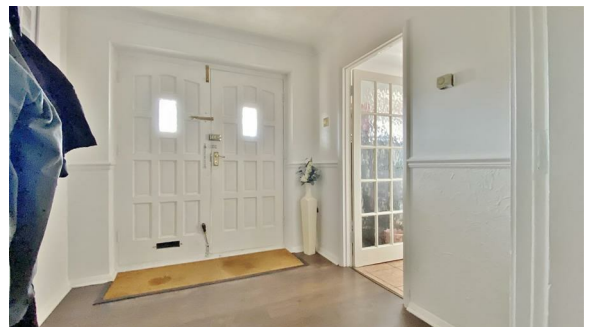
Offers In Excess Of £700,000 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Hallway

Part laminate flooring and tiled flooring. Two loft access'. Two radiators. Door to:



Utility Room

10'2" x 4'7"

Plumbing for washing machine and tumble dryer. Wall mounted boiler providing heating and hot water throughout. Tiled flooring. Built in airing cupboard housing hot water cylinder. Bay window to front. Door to:



WC

Low level WC. Wash hand basin. Tiled flooring. Obscured sealed unit double glazed window to side. Door to inner hall.

Bedroom 2

14'8" x 11'10"

Built in wardrobes radiator. Sealed unit double glazed window to side. Door to:

En-Suite

Suite comprises of low level WC. Jack and Jill pedestal wash hand basins. Fitted shower cubicle with all mounted shower attachment. Tiled flooring. Fully tiled walls. Radiator. Obscured bay window to front.



Bedroom 1

14'7" x 12'2"

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



En-Suite

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with separate shower attachment. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom 4

9'9" x 5"

Obscured sealed unit double glazed window to side.



Bedroom 3

12'2" x 11'10"

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



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with downfall shower head. Spotlights. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen/Breakfast Room

14'9" x 12'1"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Beko cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Fitted breakfast bar. Space for American style fridge/freezer. Plumbing for dishwasher. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to side.



Lounge/Diner

28'5" x 20'6"

Stair flight to first floor. Under stairs storage cupboard. Log burner. Laminate flooring. Two radiators. Sealed unit double glazed windows to side and rear aspect. Sealed unit French style doors leading to rear garden.



Alternate Lounge/Diner View



First Floor Landing

Spotlights. Doors to:



Bedroom 5

32'4" x 9'9"

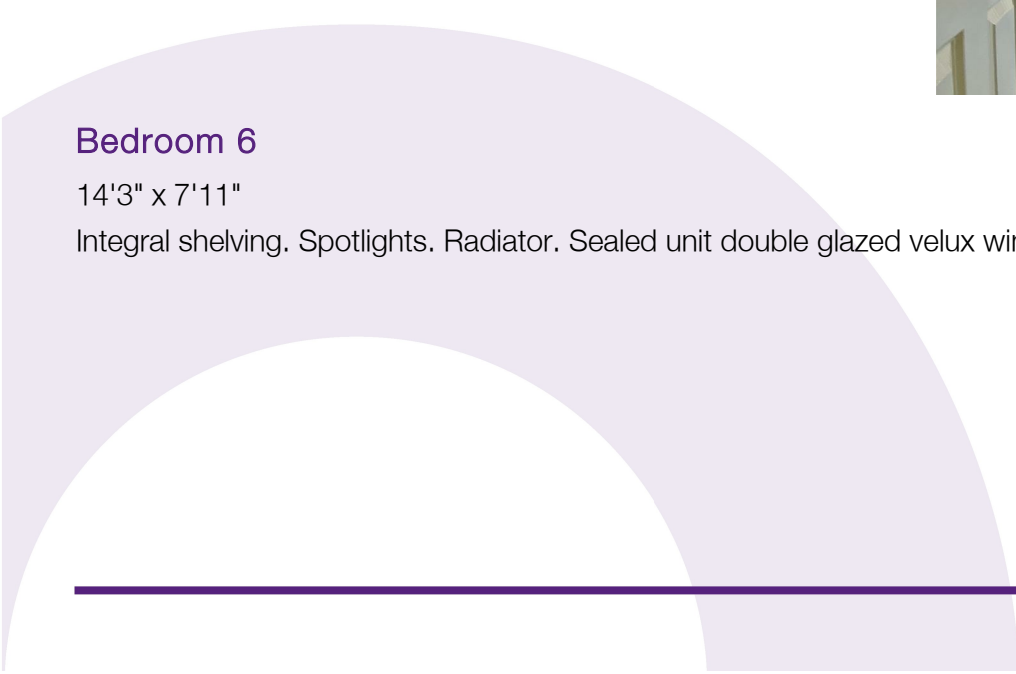
Built in eaves storage. Spotlights. Radiator. Sealed unit double glazed velux windows to side.



Bedroom 6

14'3" x 7'11"

Integral shelving. Spotlights. Radiator. Sealed unit double glazed velux window to side.



Outside - Rear

Block paved driveway providing further off street parking leading to double garages with up and over doors. Remainder laid to lawn. Summer house/bar to remain. Enclosed by panelled fencing.



Land

Land laid to lawn with potential for development S.T.P.P. Beds stocked with an array of trees, shrubs and bushes.



Outside - Front

Block paved driveway providing off street parking for several vehicles leading to iron gates accessing to further parking and access to the rear of the property.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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.

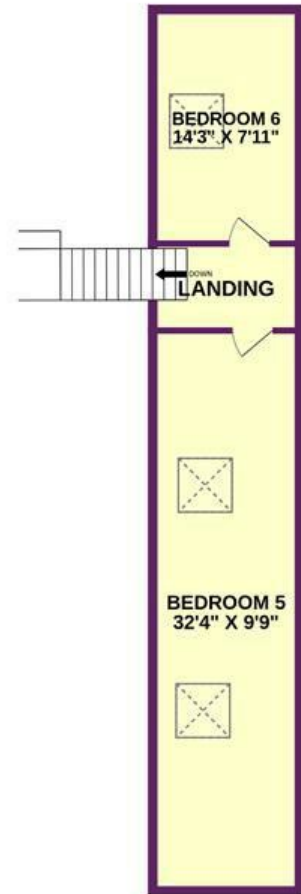
Disclaimer - wide angle lens etc.

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.



GROUND FLOOR
2056 sq.ft. (191.2 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2542 sq.ft. (236.2 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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