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Sheen's
The Action Agents



Wenlock Road Weeley Heath, CO16 9DX

This individually designed impressive FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM DETACHED HOUSE is positioned in a rural setting in the popular Essex village of Weeley Heath. The property boasts an impressive plot of around a THIRD OF AN ACRE (STLS) with beautifully kept gardens which back and side onto open farmland. An ideal location to enjoy both town and country the property is situated just three quarters of a mile from Weeley mainline railway station with easy access onto the A133, A120 and A12 respectively. The seaside towns of Frinton-on-Sea & Clacton-on-Sea both positioned around five miles away with the historic town of Colchester within 10 miles. Offering spacious accommodation and immaculate presentation throughout, an early internal inspection is strongly advised.

- Four Double Bedrooms
- 25'7 Luxury Kitchen/Diner
- 21'6 x 20'5 Lounge
- 19'9 x 15'6 Sitting/Play Room
- 10'3 Study
- Ground Floor Bedroom, Bathroom & W.C's
- First Floor Four Piece Bathroom
- 19'8 Gym & 11'9 Workshop
- Third Of An Acre Plot
- EPC Rating D & Council Tax F



Price £699,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Composite entrance door to;



ENTRANCE HALLWAY

Double glazed windows to sides. Stairflight to first floor with built in understairs storage cupboards. Radiator. Wood effect panelled flooring. Multi-panel glazed double doors to lounge. Multi-panel glazed door to Kitchen. Further door to Ground Floor Cloakroom.



GROUND FLOOR CLOAKROOM

Fitted with a white suite comprising; Low level W.C. Vanity wash hand basin with cupboards below. Radiator. Tiled splash backs. Double glazed window to rear.



LOUNGE

21'6 x 19'11

Feature Inglenook fireplace with inset solid fuel burner, wooden mantle, brick detailing and tiled hearth. Radiator. Double glazed window to front. Double glazed oriel bay window to front. Double glazed window to rear. Double glazed double doors with side picture windows to rear garden. Further door to Sitting/Playroom.



FEATURE INGLENOOK FIREPLACE



SITTING ROOM / PLAY ROOM

19'10 x 15'6

Wood effect flooring. Radiator. Built in storage cupboard housing gas boiler (not tested). Loft access. Double glazed oriel bay window to front. Double glazed window and door leading to rear garden.



KITCHEN/DINER

25'7 x 20'5 max

Fitted with a luxury modern fitted kitchen comprising; Light grey panel fronted units. White quartz work surfaces with integrated 'Franke' sink unit and mixer tap. Cupboards below. Range of matching tall larder units. Large kitchen island with cupboards and soft close drawers below and space for breakfast bar stools at either end. Five ring induction hob. Inset twin double 'Smeg' electric ovens. Integrated dishwasher (all appliances not tested). Three radiators. Wood effect flooring. Additional tall designer radiator. Hidden Utility cupboard with space and plumbing for washing machine and tumble dryer. Double glazed window overlooking rear garden. Double glazed double doors with side picture windows to rear garden. Double glazed window to front. Additional double glazed oriel bay window to front. Door to Study.



ALTERNATE VIEW OF KITCHEN/DINER



STUDY

10'3 x 5'8

Wood effect flooring. Radiator. Double glazed window to front. Door to;

INNER HALLWAY

Built in storage cupboard. Additional walk-in storage cupboard. Double glazed door leading to Outside Covered Area. Wood effect flooring. Radiator. Doors to;



BEDROOM FOUR

10'4 x 9'7

Wood effect flooring. Radiator. Double glazed window to front;



BATHROOM

Fitted with a white suite comprising; Panelled bath with mixer tap and shower attachment over. Folding glazed shower screen. Vanity wash hand basin with cupboards below. Tiled splash backs. Chrome effect heated towel rail. Double glazed window to rear.



SEPARATE W.C

White suite comprising; Low level W.C. Double glazed window to rear.



FIRST FLOOR LANDING

Double glazed window to rear overlooking garden and fields beyond. Radiator. Loft access. Built in airing cupboard. Doors to;



BEDROOM ONE

19'11 x 11'9 max

Radiator. Double glazed window to rear overlooking garden.
Double glazed window to front.



IEWS TO REAR FROM BEDROOM ONE



BEDROOM TWO

11'10 max x 10'7

Wood effect flooring. Radiator. Double glazed window to front.



IEWS TO FRONT FROM BEDROOM TWO



BEDROOM THREE

11'10 x 9'2 max

Radiator. Double glazed window to rear overlooking garden.



VIEWS TO REAR FROM BEDROOM THREE



FAMILY BATHROOM

Fitted with a modern four piece suite comprising of; Corner panelled bath with mixer tap. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Independent shower cubicle. Fully tiled walls. Crome effect heated towel rail. Double glazed window to front.



ALTERNATE VIEW OF BATHROOM



OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles, with additional shingle area providing additional parking. Double wooden doors on to work shop. Double gates leading to Outdoor Covered Area. Gate giving side pedestrian access to rear garden. Field views to the side of property.



OUTSIDE - REAR

The property is positioned on approximately a third of an acre plot (subject to land survey), and benefits from lawned garden with array of mature shrubs and trees. Picket fence enclosed play area. Paved patio area. Timber storage shed. Double glazed double doors leading to gym and work shop. Gate to additional side enclosed garden.



ALTERNATE VIEW OF GARDEN



REAR VIEW OF PROPERTY



ADDITIONAL SIDE ENCLOSED GARDEN

Additional enclosed side garden area which is accessed via a gate - previously used as vegetable patch which is also enclosed by panelled fencing.



RURAL FIELD VIEWS TO SIDE & REAR



GYM & WORKSHOP

Gym Area (19'8 x 9'7) Double glazed double doors from rear garden. Double glazed window to rear. Power and light connected. Internal door to Workshop. Workshop (11'9 x 9'7) Double wooden access doors from front garden/driveway.



JE 0624

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.

RURAL LOCATION



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): Septic Tank (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.





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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