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**Sheen's**  
The Action Agents

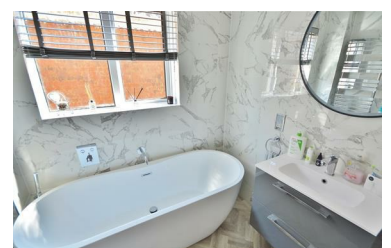


## Minsmere Drive Clacton-On-Sea, CO16 8AD

\*\*\*Guide Price £350,000-£375,000 \*\*\*

Sheen's Estate Agents are pleased to offer for sale this FOUR BEDROOM DETACHED HOUSE located on the sought after "Kings Park" development in Clacton-on-Sea. The property benefits from an integral garage as well as TWO RECEPTION ROOMS. The accommodation is located approximately a quarter of a mile from Local shopping facilities at Bockings Elm and one and three quarter miles away from Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Four Bedrooms**
- **19'2 x 11'9 Lounge**
- **15'2 x 10'4 Kitchen**
- **9'5 x 9'4 Dining Room**
- **37' x 8'2 Conservatory**
- **Modern Three Piece Bathroom Suite**
- **En-Suite Shower Room**
- **Integral Garage & Off Street Parking**
- **Council Tax Band D**
- **EPC Rating D**



**Guide Price £350,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Stairfight to first floor. Radiator. Internal door to Garage. Door to;



### LOUNGE

19'2 into bay x 11'9

Inset electric feature fireplace with wooden fire surround (not tested). Radiator. Double glazed bay windows to front. Door to Dining Room.



## KITCHEN

15'2 x 10'4

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for dishwasher. Space for fridge and freezer. Part tiled. Radiator. Double glazed windows to rear. Wooden glazed door leading to rear garden. Door to;



## DINING ROOM

9'5 x 9'4

Radiator. UPVC double glazed sliding door leading to;



## CONSERVATORY

37' x 8'2

Fully double glazed. UPVC double glazed French doors leading to rear garden.



## GROUND FLOOR W.C

Comprising; Low level W.C. Wall mounted hand wash sink basin. Radiator. Double glazed window to side.



## FIRST FLOOR LANDING

Loft access. Storage cupboard housing heating system (not tested). Radiator. Double glazed window to side. Door to;



## BEDROOM ONE

13' x 10'8

Built in wardrobes with mirror fronted sliding doors. Radiator. Double glazed windows to front. Door to;



## EN-SUITE SHOWER ROOM

Three piece suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Shower cubicle with wall mounted shower attachment above. Majority tiled. Heated towel rail. Double glazed window to front.



## BEDROOM TWO

12'3 x 8'2

Double glazed window to rear.



### BEDROOM THREE

9' x 8'3

Radiator. Double glazed window to rear.



### BEDROOM FOUR

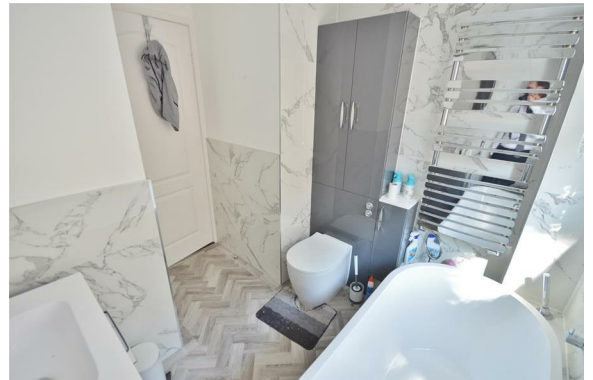
10' x 7'2

Built in wardrobes. Radiator. Double glazed window to rear.



### THREE PIECE BATHROOM SUITE

Three piece suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Freestanding bath tub with stainless steel mixer tap. Majority tiled. Heated towel rail. Double glazed window to side.



### OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access to rear via both sides.

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### INTEGRAL GARAGE

Up and over door. Door leading to Hallway.

### OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front.



### BA 0724

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: D

Any Additional Property Charges: nO

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

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### 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.

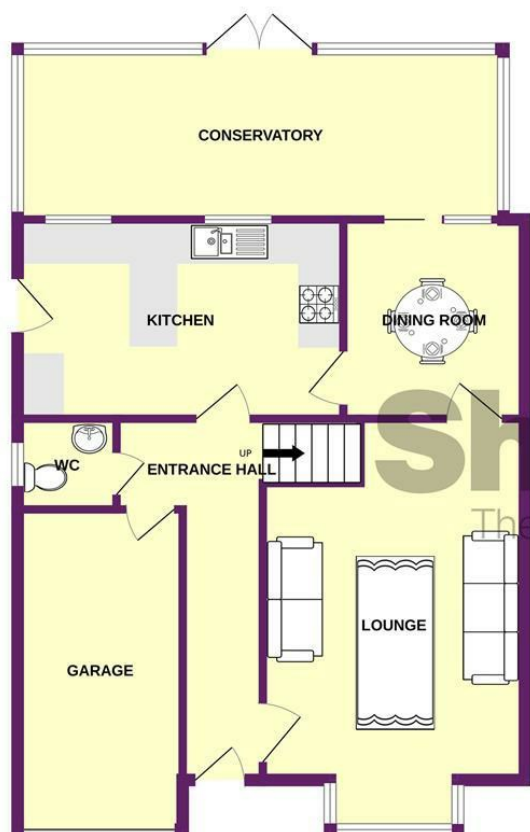
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

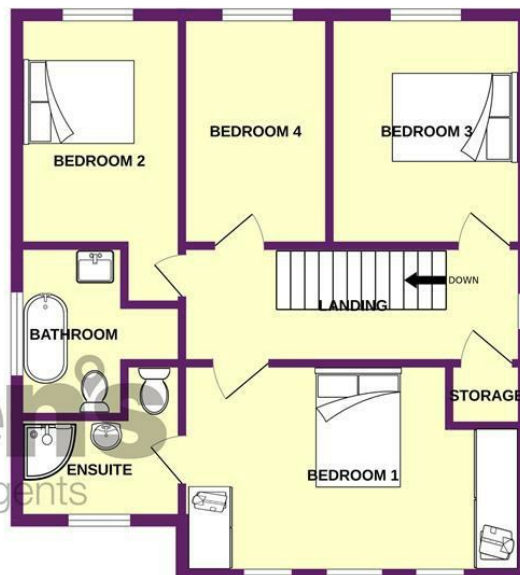




GROUND FLOOR



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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