



## Barnacle Way Little Clacton, CO16 9GT

This THREE BEDROOM DETACHED FAMILY HOME is located in the popular Little Clacton/Great Clacton borders on the sought-after 'Flint Grange' development. The property is perfectly positioned giving easy access to the A133, A120 and A12 respectively with Thorpe mainline railway station around one and three quarter miles away. Built circa 2022, an early viewing is strongly advised to fully appreciate how the current owners have created and given the property some excellent finishing touches to make this an attractive and 'Move in Ready' family home.

- Three Bedrooms
- En-Suite & Family Bathrooms
- 18' Kitchen/Diner
- 12'10 x 12'2 Lounge
- G/Floor W.C & Utility Room
- Gas Central Heating (n/t)
- 42' Landscaped Rear Garden
- Off Street Parking
- Viewing Strongly Advised
- EPC Rating B & Council Tax D



**Price £335,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Wood effect flooring. Radiator. Doors to;



### GROUND FLOOR CLOAKROOM

Fitted with a modern white suite comprising; Low level W.C. Pedestal wash hand basin. Tiled splash backs. Radiator. Wood effect flooring. Extractor fan (not tested).



### LOUNGE

12'10 x 12'2 max

Radiator. Double glazed window to front with view across road to greensward.



ALTERNATE VIEW OF LOUNGE



## KITCHEN/DINER

18' x 9'3

Fitted with a range of light grey groove panelled fronted laminate units comprises; Granite square edge work surfaces with sunken sink unit and mixer tap. Inset four ring induction hob with inset double electric oven below. Granite splash backs. Extractor fan. Integrated fridge/freezer. Integrated dishwasher (all appliances not tested). Range of matching wall mounted units. Wood effect flooring. Radiator. Double glazed window looking onto garden. Double glazed double doors opening onto patio area. Radiator. Door to Utility Room.



## KITCHEN AREA VIEW



## UTILITY ROOM

Fitted with a range of laminate fronted units comprising; Granite square edge work surfaces with space below for washing machine and tumble dryer. Range of wall units. Wood effect flooring. Wall mounted gas combination boiler serving hot water and central heating systems with individual thermostat for both ground and first floor accommodations (not tested). Radiator. Built in larder cupboard. Double glazed door to side.



## FIRST FLOOR LANDING

Built in storage cupboard. Loft access. Doors to;



## PRINCIPLE BEDROOM

13' max x 10'8

Fitted triple sliding wardrobe. Feature panelled headboard wall. Radiator. Double glazed window to front with views over road to greensward. Door to En Suite.



## VIEW OF GREENSWARD FROM PRINCIPLE BEDROOM



## EN-SUITE

Fitted with a modern three piece white suite comprising; Corner shower cubicle with integrated shower. Vanity hand wash basin with cupboards below. Low level W.C. Feature stone effect splash backs. Wood effect flooring. Radiator. Extractor fan (not tested). Double glazed window to front.



## BEDROOM TWO

9'6 x 8'6

Fitted double sliding wardrobe. Feature panelled headboard wall. Radiator. Double glazed window to rear.



### BEDROOM THREE

9'6 x 8'6

Radiator. Double glazed window to rear.



### FAMILY BATHROOM

Fitted with a modern three piece suite comprising; Panelled bath with mixer tap and shower attachment. Glazed shower screen. Pedestal wash hand basin. Low level W.C. Part tiled walls. Radiator. Wood effect flooring. Extractor fan (not tested). Double glazed window to side.



### OUTSIDE - FRONT

The front garden is laid to lawn with flower and shrub border. Paved pathway. Hard standing area providing off street parking for numerous vehicles with gate giving side pedestrian access to the rear garden. Front garden is part enclosed by decorative metal railings.





## OUTSIDE - REAR

Measuring 42', West facing landscaped rear garden comprises; Large stone paved patio area. Manicured lawn with flower and shrub borders. Timber storage shed with power and light connected (not tested). Outside tap. Enclosed by part panel fencing and brick wall.



ALTERNATE VIEW OF GARDEN



GREENSWARD TO FRONT OF PROPERTY



## REAR VIEW OF PROPERTY



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: There is an approx. £200 per year development charge which is for the maintenance of the development, greensward and park.

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

Non-Standard Property Features To Note: There is around 8 years remaining of the NHBC Builders Certificate

### JE 0924

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.

### Particular Disclaimer

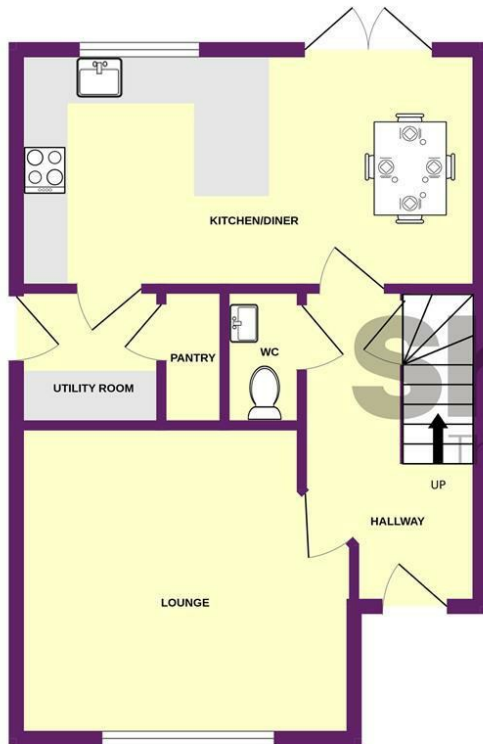
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

### AGENTS NOTES

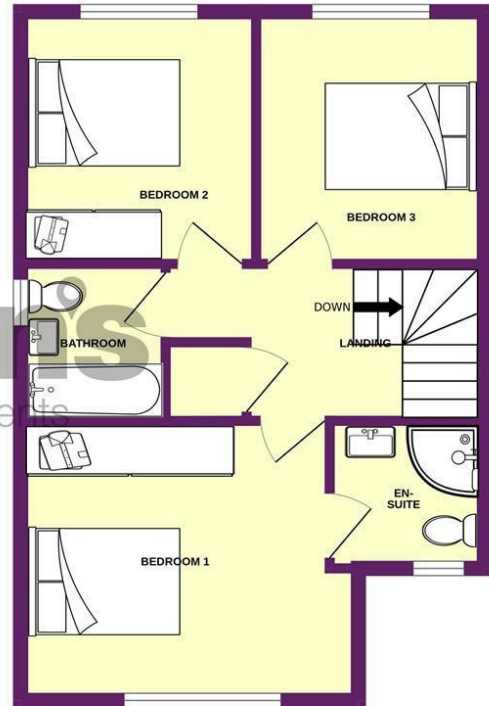
The seller has made us aware on purchase of this new build, they has had £20,000 worth of additions to the property.

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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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