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**Sheen's**  
The Action Agents



## Dorking Crescent Clacton-On-Sea, CO16 8FQ

Sheens Estate Agents are pleased to offer for sale this FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE situated on the Cann Hall development on the northern outskirts of Clacton-on-Sea. This property is located within a quarter of a mile of local shopping amenities at Bockings Elm and approximately one and a half miles from Clacton-on-Sea's seafront, mainline railway station and town centre. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four/Five Bedrooms
- 12'2 x 11'2 Lounge
- 17'9 x 11'8 Kitchen/Diner
- Ground Floor Shower Room
- First Floor Bathroom
- Fully Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- Council Tax Band D
- EPC Rating D

**Price £325,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Stairflight to first floor. Understairs storage. Radiator. Door to;



### LOUNGE

12'2 x 11'2

Radiator. Double glazed window to front.



## KITCHEN DINER

17'9 x 11'8

Modern fitted kitchen suite comprising; Laminated square edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge and freezer. Space for cooker with extractor hood above (not tested). Radiator. Double glazed windows to rear. UPVC double glazed French doors leading to rear garden. Door to:



## STUDY

15'8 x 6'4

Radiator. Storage cupboard. Double glazed window to front and rear.



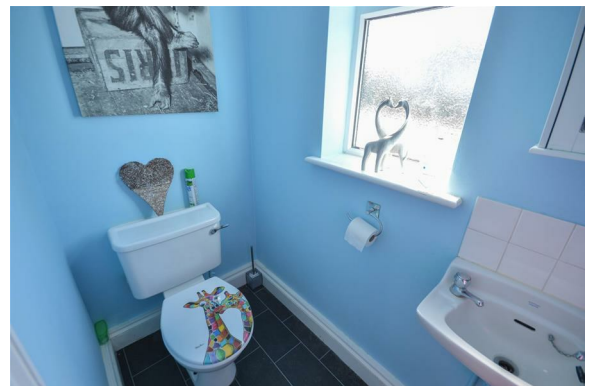
## GROUND FLOOR SHOWER ROOM

White suite comprising; Vanity hand wash sink basin with stainless steel mixer tap. Stand-in shower cubicle with wall mounted stainless steel shower-head attachment above. Heated towel rail.



## CLOAKROOM

Comprises; Low level WC. Wall mounted hand wash sink basin. Radiator. Double glazed window to front.



### FIRST FLOOR LANDING

Airing cupboard housing wall mounted gas boiler (not tested).  
Double glazed window to side. Door to:



### BEDROOM ONE

13' x 10'

Storage cupboard. Radiator. Double glazed window to front.



### BEDROOM TWO

10'3 x 9'6

Radiator. Double glazed window to rear.



### BEDROOM THREE

9'8 x 7'5

Radiator. Double glazed window to rear.



### BEDROOM FOUR

9'9 x 7'9

Storage cupboard. Radiator. Double glazed windows to front and side.



### THREE PIECE BATHROOM SUITE

Three piece white suite comprising; Low level W,C. Pedestal hand wash sink basin. Panelled bath with wall mounted electric shower and shower-head attachment above (not tested). Partly tiled. Heated towel rail. Double glazed window to rear.



### OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Vehicle access to Garage. Side pedestrian access leading to rear garden.



### GARAGE

Up and over door. Personal door to rear garden.



## OUTSIDE - REAR

Raised decked area with remainder being laid to lawn. Enclosed by panelled fencing, One wooden storage shed. Side pedestrian access leading to front.



## BA 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.

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

## 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

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR

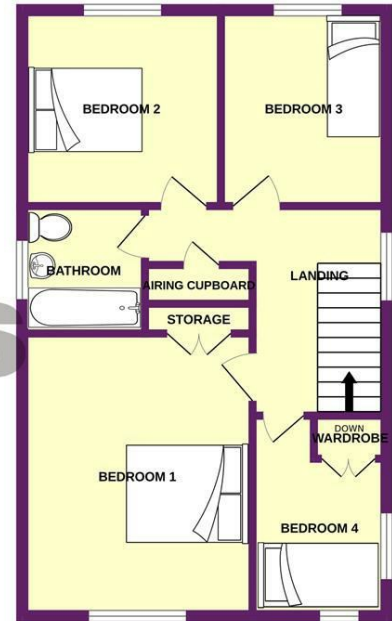




GROUND FLOOR



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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