



10, Springfield Meadows

Little Clacton, CO16 9EB

Price £240,000 Freehold



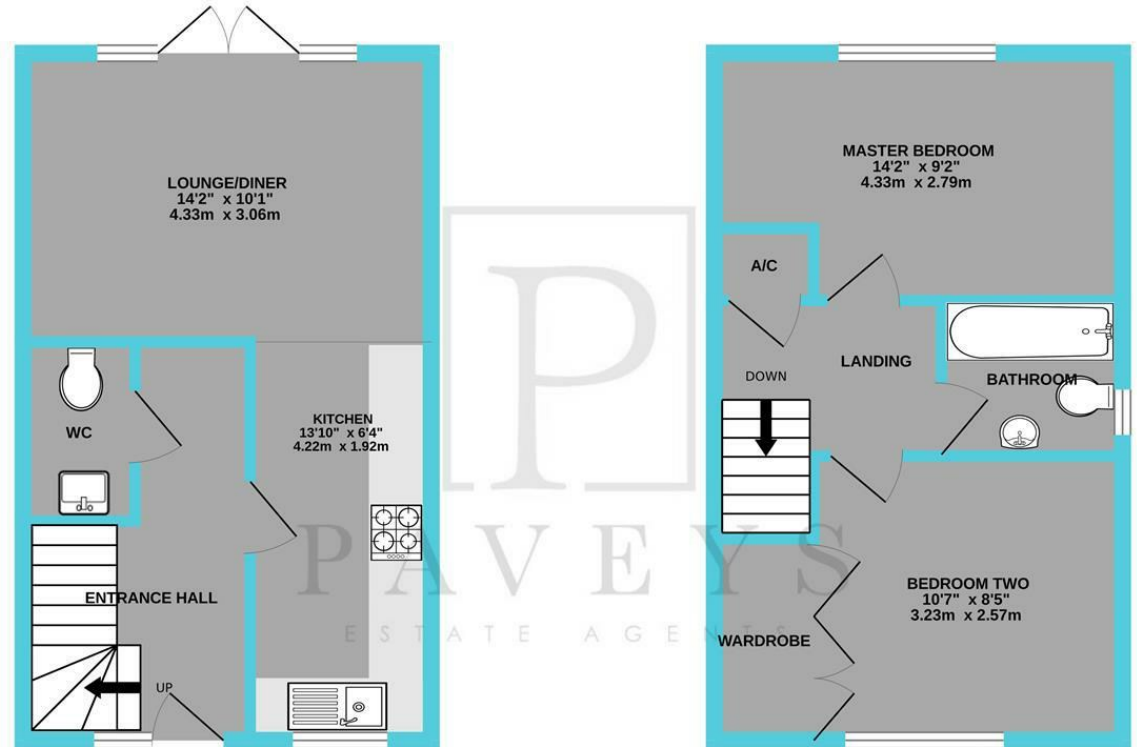
PAVEYS
ESTATE AGENTS

Located in the village of Little Clacton is this superb TWO DOUBLE BEDROOM SEMI DETACHED HOUSE with PRIVATE REAR GARDEN & OFF ROAD PARKING. The property is positioned in a peaceful no through road and within easy access of the A133. Key features include a good size lounge diner with doors to the garden, high gloss kitchen with integrated appliances, ground floor cloakroom, two first floor double bedrooms, bathroom and underfloor heating throughout the ground floor. The property was built in 2017 and is located within easy reach of local shops and Plough Corner Community Centre with its attached sports and leisure complex and parish playing fields. Call Paveys to view this superb family home!



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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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		100
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

ENTRANCE HALL

Double glazed entrance door to front aspect, double glazed window to front, vinyl flooring, underfloor heating, smooth ceiling, stair flight to First Floor, under stairs storage area, door to Cloakroom, radiator.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Vinyl flooring, underfloor heating, smooth ceiling, radiator.

KITCHEN 13'10 x 6'4 (4.22m x 1.93m)

White high gloss over and under counter units, worktops and upstands, inset sink and drainer with mixer tap. Built in oven, electric hob with cooker hood over, integrated fridge freezer, dishwasher and washer dryer. Double glazed window to front, vinyl flooring, underfloor heating, smooth ceiling, spot lights.

LOUNGE DINER 14'2 x 14'1 (4.32m x 4.29m)

Double glazed French doors and windows to rear garden, fitted carpet, underfloor heating, smooth ceiling, TV point, opening through to Kitchen.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, built in airing cupboard, loft access, radiator.

MASTER BEDROOM 14'2 x 9'4 (4.32m x 2.84m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BEDROOM TWO 14'2 x 8'5 (4.32m x 2.57m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to side, vinyl flooring, smooth ceiling, part tiled walls, radiator.

OUTSIDE FRONT

Block paved driveway for off road parking, exterior lighting, gated access to rear garden.

OUTSIDE REAR

Private garden with retaining panel fencing, lawn area, decking/patio area to the rear of the garden, exterior lighting, gated access to front. Further parking space to the rear.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

The property is connected to electric, gas, mains water and sewerage.

The property has Solar panels fitted.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.