

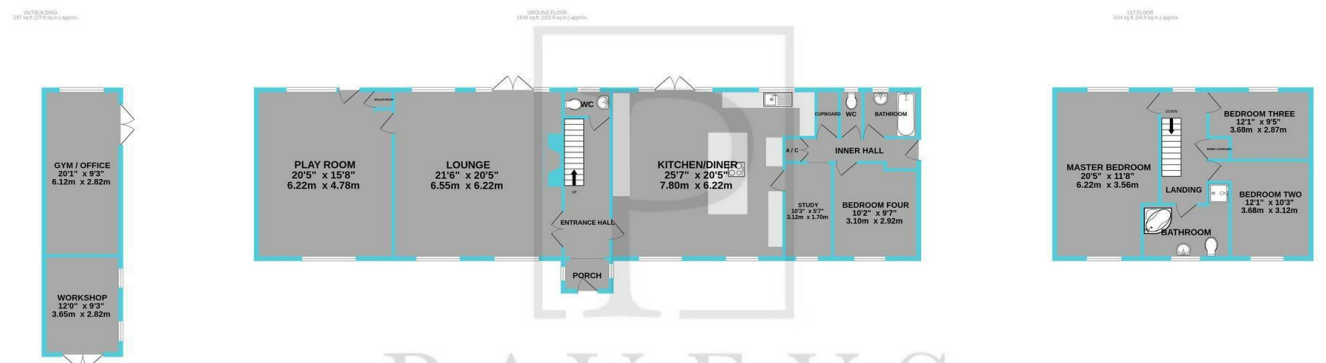
Greenacres, Wenlock Road

Weeley, CO16 9DX

Price £699,995 Freehold



GREENACRES is a SUPERB DETACHED FAMILY HOME set on 0.33 ACRE PLOT (STMS) OF ESTABLISHED GARDENS and SURROUNDED BY OPEN COUNTRYSIDE in the village of Weeley Heath. The property is positioned at the end of a rural lane and offers an impressive 2280 sq.ft. of bright and sunny family accommodation. The ground floor accommodation offers a beautiful lounge with open red brick fireplace, playroom/sitting room, 25ft plus kitchen diner with attractive kitchen cabinetry, study, ground floor bedroom, bathroom and cloakroom. Upstairs are three further double bedrooms all of which offer far reaching countryside views and the bathroom. The wonderful rear garden has a children's play area and several outbuildings including a detached home office/gym/studio and bike store. Weeley Village is a small community located between the coastal towns of Frinton-on-Sea and Clacton-on-Sea and has its own primary school, village store, public house, train station with services to Chelmsford and London Liverpool Street, recreation park and village hall. An early viewing is advised in order to appreciate this property and its location. Call Paveys to arrange your appointment to view!



PAVEYS

TOTAL FLOOR AREA: 2577 sq.ft. (239.4 sq.m.) approx.  
 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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>57</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

#### PORCH

Composite entrance door to front aspect, double glazed windows to side aspects, pitched and tiled roof.

#### ENTRANCE HALL

UPVC double glazed door to front aspect, laminate flooring, coved ceiling, stair flight to First Floor, door to Cloakroom, double doors to Lounge, radiator.

#### CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to rear, vinyl flooring, radiator.

#### LOUNGE 21'6" x 20'5" (6.55m x 6.22m)

Dual aspect double glazed windows to front and rear aspects, double glazed double doors to rear garden fitted carpet, beautiful red brick Inglenook open fireplace with tiled hearth, door to Play Room, radiators.

#### PLAY ROOM 20'5" x 15'8" (6.22m x 4.78m)

Dual aspect double glazed windows to front and rear aspects, double glazed door to rear garden, laminate flooring, loft access, cupboard housing wall mounted boiler (not tested by agent), radiators.

#### KITCHEN/DINER 25'7" x 20'5" (7.80m x 6.24m)

Extensive range of modern Shaker style over and under counter units, large matching island and breakfast bar with cupboards and drawers. Quartz work tops, inset undermount sink with Franke filter mixer tap, two Smeg ovens, Samsung induction hob, space for American style fridge freezer, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer. Double glazed French doors to rear garden, dual aspect double glazed windows to front and rear aspects, laminate flooring, smooth ceiling, spot lights, tiled splash backs, three radiators.

#### STUDY 10'3" x 5'7" (3.12m x 1.70m)

Double glazed window to front, laminate flooring, coved ceiling, radiator.

#### INNER HALL

Laminate flooring, coved ceiling, built in airing cupboard, walk in storage cupboard, UPVC double glazed door to side.

#### BEDROOM FOUR 10'2" x 9'7" (3.10m x 2.92m)

Double glazed window to front, laminate flooring, coved ceiling, wall lights, radiator.

#### CLOAKROOM

Double glazed window to rear, white low level WC, fitted carpet, coved ceiling.

#### BATHROOM

White suite comprising vanity wash hand basin and bath with shower and folding glass screen over. Double glazed window to rear, vinyl flooring, coved ceiling, part tiled walls, chrome heated towel rail.

#### FIRST FLOOR

#### FIRST FLOOR LANDING

Double glazed window to rear, fitted carpet, coved ceiling, loft access, built in airing cupboard, radiator.

#### MASTER BEDROOM 20'5" x 11'8" (6.22m x 3.56m)

Dual aspect double glazed windows with beautiful countryside views, fitted carpet, coved ceiling, radiators.

#### BEDROOM TWO 12'1" x 10'3" (3.68m x 3.12m)

Double glazed window to front with beautiful countryside views, fitted carpet, coved ceiling, radiator.

#### BEDROOM THREE 12'1" x 9'5" (3.68m x 2.87m)

Double glazed window to rear with beautiful countryside views, fitted carpet, coved ceiling, radiator.

#### BATHROOM

Spacious bathroom comprising of a four piece white suite with low level WC, vanity wash hand basin with cupboards beneath, enclosed shower cubicle and corner bath with mixer taps. Double glazed window to front, vinyl flooring, coved ceiling, fully tiled walls, chrome heated towel rail.

#### OUTSIDE REAR

The property is set on approximately 0.3 of an acre plot of beautiful gardens and is surrounded by gorgeous countryside. The superb family friendly rear garden is laid to lawn with retaining panel fencing and is stocked with an array of mature trees, shrubs and plants. An area is sectioned off as a children's play area. There are several timber outbuildings including a bike store, shed and detached multi purpose home office/gym/studio. Double gates lead to the front of the property which is laid to lawn with a large hardstanding area for off road parking.

#### HOME OFFICE/GYM/STUDIO 20'1" x 9'3" (6.12m x 2.82m)

Multi purpose timber outbuilding, double glazed French doors and windows, pitched roof, power and light connected (not tested by agent). Workshop area with double doors to front 12' x 9'3"

#### IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas and is on private drainage.

#### 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.