

8, Lulworth Close  
Clacton-On-Sea, CO15 1XP

Offers in excess of £365,000 Freehold

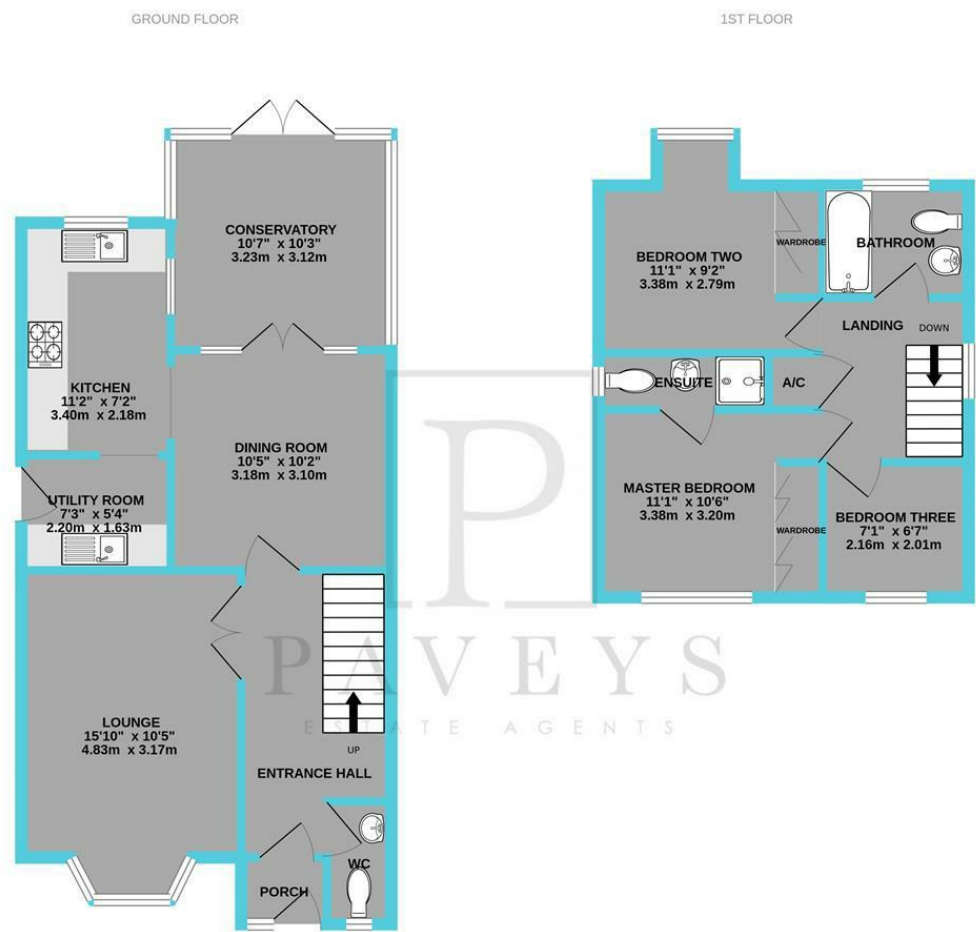




Positioned in a peaceful cul-de-sac within a short stroll from the beach is this PRISTINE DETACHED HOUSE with GREAT SIZE REAR GARDEN, GARAGE & DRIVEWAY. The property has been fully renovated from top to bottom and offers two reception rooms, conservatory, modern kitchen and utility room, three bedrooms and two beautifully designed bathrooms, including an en-suite shower room in the master bedroom. The front and rear gardens are beautifully maintained with the rear garden having a generous patio area. There is off road parking to the front of the garage.

One of the standout features of this house is its proximity to Martello Bay, Clacton beach, and the prestigious Clacton Golf Club.

Whether you enjoy leisurely strolls along the beach, a round of golf with friends, or simply soaking up the sun, this location offers something for everyone. Don't miss the opportunity to make this house your home and enjoy the best that coastal living has to offer. Contact Paveys today to arrange a viewing and take the first step towards owning your dream home.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) <b>A</b>	85	(92 plus) <b>A</b>	71
(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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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#### PORCH

Double glazed door to front, double glazed windows to front and side aspects, pitched and tiled roof.

#### ENTRANCE HALL

Double glazed door, Amtico flooring, coved ceiling, glazed double doors to Lounge, stair flight with glass balustrade to First Floor, under stairs storage cupboard, radiator.

#### CLOAKROOM

Modern white suite comprising low level WC and vanity wash hand basin. Double glazed window to front, Amtico flooring, fully tiled walls, spot lights, illuminated mirror, chrome heated towel rail.

#### LOUNGE 15'10 x 10'5 (4.83m x 3.18m)

Double glazed bay window to front, fitted carpet, coved ceiling, TV point, radiator.

#### DINING ROOM 10'5 x 10'2 (3.18m x 3.10m)

Double glazed double doors to Conservatory, two double glazed full height panels, Amtico flooring, coved ceiling, open access to Kitchen, radiator.

#### CONSERVATORY 10'7 x 10'3 (3.23m x 3.12m)

Part brick construction, double glazed double doors to garden, double glazed window to rear and side aspects, polycarbonate roof, fitted carpet, electric panel heater.

#### KITCHEN 11'2 x 7'2 (3.40m x 2.18m)

Modern high gloss over and under counter units, work tops with matching splash back, inset sink and drainer with mixer tap, breakfast bar. Integrated eye level Bosch double oven, integrated dishwasher. Double glazed windows to rear and side aspects, Amtico flooring smooth ceiling, spot lights, under unit lighting, opening to Utility Room.

#### UTILITY ROOM 7'3 x 5'4 (2.21m x 1.63m)

Modern high gloss over and under counter units, work tops with matching splash back. UPVC double glazed door to side, Amtico flooring smooth ceiling, spot lights, integrated washing machine, integrated fridge freezer, radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, coved ceiling, spot lights, loft hatch, airing cupboard, radiator.

##### MASTER BEDROOM 11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to front, fitted carpet, coved ceiling, door to En-Suite Shower Room, two built in wardrobes, radiator.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, illuminated mirror, chrome heated towel rail.

#### BEDROOM TWO 11'1 x 9'2 (3.38m x 2.79m)

Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

#### BEDROOM THREE 7'1 x 6'7 (2.16m x 2.01m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

#### BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen. Double glazed window to rear, tiled flooring, fully tiled walls, illuminated mirror, chrome heated towel rail.

#### OUTSIDE FRONT

##### OUTSIDE REAR

Beautifully tendered and private rear garden with generous porcelain tile patio that extends across the back of the property and around to the side gate. The remainder of the garden is laid to lawn with shrub borders, retaining panel fencing, timber shed, access to Garage, gated access to front.

#### GARAGE

Electric up and over door, power and light connected (not tested by Agent), courtesy door to rear garden.

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

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

#### 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.