

4, Amerells Road
Clacton-On-Sea, CO16 9HA

Price £385,000 Freehold

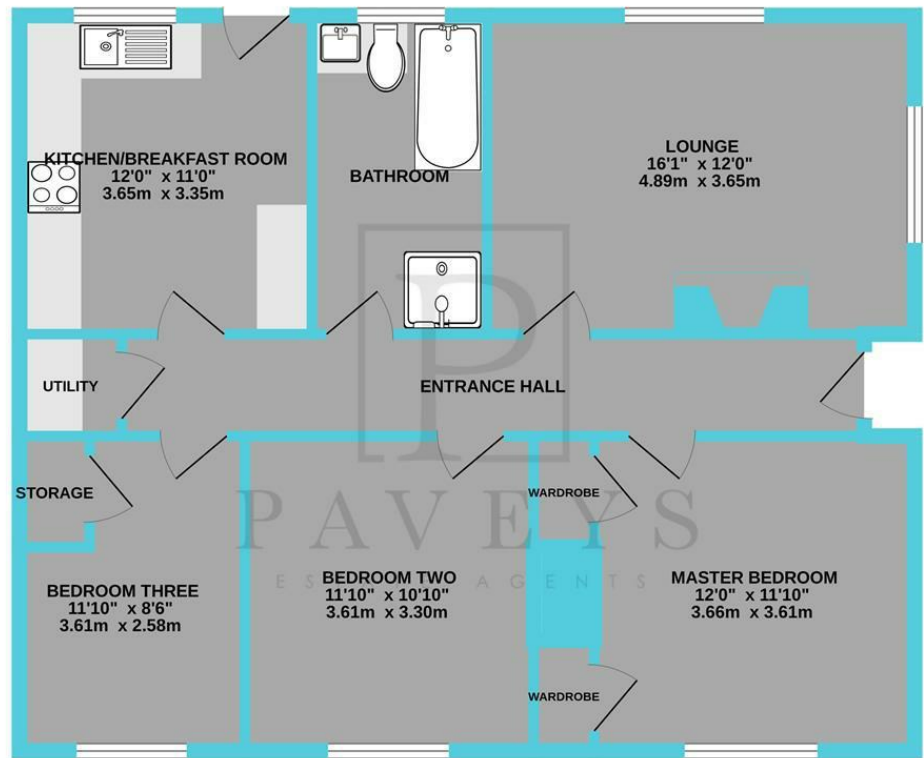


PAVEYS
ESTATE AGENTS

Paveys have the pleasure in bringing to the market this BEAUTIFULLY RENOVATED DETACHED BUNGALOW with PRIVATE GARDENS located in the popular Little Clacton area and to be sold with NO ONWARD CHAIN. This charming property has been thoughtfully designed and finished to a very high standard. Key features include a cosy lounge with red brick fire stack with inset wood burner, stylish newly fitted kitchen breakfast room with breakfast bar and appliances, functional utility room, three double bedrooms and newly fitted four piece bathroom suite. The property has been finished with Karndean flooring, attractive windows, smooth ceilings, lighting and internal oak doors. Outside is a private and un-overlooked rear garden and to the front a gravel driveway bordered by laurel hedgerows. The property lies within easy reach of Plough Corner Playing Fields and is conveniently positioned within easy reach of the A133 and mainline rail services at Thorpe-le-Soken. An internal viewing is highly recommended in order to appreciate the finish of this property. Call Paveys today to arrange a viewing.



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
84	59

Environmental Impact (CO ₂) Rating	
Current	Potential
84	59

TOTAL FLOOR AREA : 902 sq. ft. (83.8 sq.m.) approx.
While 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.
Made with Metropix ©2024

STORM PORCH

Feature brickwork, composite entrance door to

ENTRANCE HALL

Smooth and coved ceiling with spot lights, built in utility cupboard which has space and plumbing for washing machine and tumble dryer, with shelving and fitted carpet, fitted radiator.

LOUNGE 16' x 12' (4.88m x 3.66m)

Two double glazed windows to side and rear, smooth and coved ceiling with spot lights, feature brick fireplace with inset log burner, fitted carpet, radiator.

KITCHEN BREAKFAST ROOM 12' x 11' (3.66m x 3.35m)

Double glazed window to rear, double glazed door to rear, smooth and coved ceiling with spot lights, modern fitted matching over and under counter units, ceramic 1 1/2 bowl and drainer sink with mixer tap, built in fridge freezer, built in oven, hob with extractor above, dishwasher, quartz worktops with matching upstands and splashbacks, breakfast bar, karndean flooring.

MASTER BEDROOM 12' x 11'10 (3.66m x 3.61m)

Double glazed window to front, smooth and coved ceiling with spot lights, two built in walk in wardrobes with hanging rails and lighting, fitted carpet, radiator.

BEDROOM TWO 11'10 x 10'10 (3.61m x 3.30m)

Double glazed window to front, smooth and coved ceiling with spot lights, fitted carpet, radiator.

BEDROOM THREE 11'10 x 8'6 (3.61m x 2.59m)

Double glazed window to front, smooth and coved ceiling with spot lights, built in storage cupboard, fitted carpet, radiator.

BATHROOM 12' x 8'7 (3.66m x 2.62m)

Double glazed window to rear, smooth and coved ceiling with spot lights, luxury modern fitted suite comprising of a low level W/C, bath with mixer taps, vanity wash hand basin, wall mounted illuminated mirror, walk in double shower with wall mounted shower, karndean flooring, tall designer radiator.

OUTSIDE FRONT

Enclosed by ranch style fencing, laurel hedgerow, feature gravel driveway providing off street parking for vehicles, gated access to rear.

OUTSIDE REAR

Enclosed south facing rear garden mostly laid to lawn, Indian slate patio, log store, gated access top front. outside power points,

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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.