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110 Connaught Avenue Frinton-on-Sea Essex CO13 9PT

















9, Oakview Crescent

Clacton on Sea, CO16 8HU

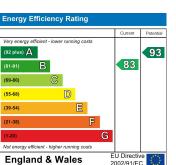
Offers in excess of £415,000 Freehold

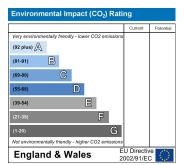




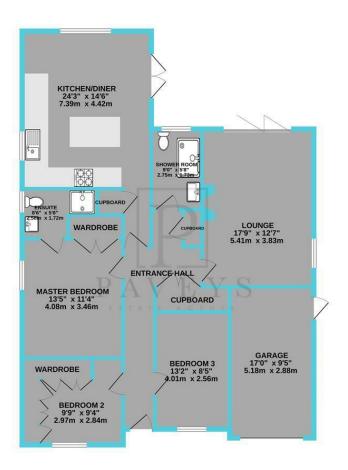
Paveys have the pleasure in offering this IMMACULATE DETACHED BUNGALOW located in a private development of properties built by Burfoot New Homes. This gorgeous "KEY TURN" property features a sunny lounge with Bi-folding doors to the garden, kitchen diner with feature island and French doors to garden, three bedrooms, modern en-suite shower room and shower room. The property has a stylish and modern interior with the addition of quality fittings including internal oak doors, LVT flooring, quartz work tops and Bosch integrated kitchen appliances. The bungalow has a beautiful landscaped private garden with gated access to the front. In addition the property has the benefit the remaining NHBC Certificate. Oakview Crescent is located in Clacton-on-Sea and within easy reach of all amenities. The stunning beach, seafront and Town centre of Clacton-on-Sea are a short drive away. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.







GROUND FLOOR 1288 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (19.6 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorpian contained here, measurements.

What is every attempt has been made to ensure the accuracy of the floorpian contained here, measurements, on some or in statement. The pain is not in the accuracy of the floorpian contained in the statement and provided in the accuracy prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operationly of efficiency can be given.

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ENTRANCE HALL

Composite entrance door, smooth and coved ceiling, built in double cupboard, built in coats cupboard, loft access, LVT flooring, radiator.

LOUNGE 17'9 x 12'7 (5.41m x 3.84m)

Double glazed window to side, aliminium bi folding doors to rear garden, smooth and coved ceiling, LVT flooring, radiator.

KITCHEN / DINER 24'3 x 14'6 (7.39m x 4.42m)

Two double glazed windows to side and rear, double glazed french doors to rear garden, smooth and coved ceiling, cupboard housing wall mounted 'Ideal combi Boiler' (N/T), matching over and under counter units, quartz worktops with tiled splashbacks, intergated Bosch appliances, double oven, gas hob, fridge freezer, dishwasher and washing machine, pull out bins, under mount sink with mixer tap, LVT flooring, radiator.

MASTER BEDROOM 13'5 x 11'1 (4.09m x 3.38m)

Double glazed window to side, smooth and coved ceiling, built in double wardrobe, fitted carpet, radiator, door to

EN-SUITE SHOWER ROOM

Double glazed window to side, smooth and coved ceiling, modern white suite comprising of a low level W/C, wall hung vanity wash hand basin, enclosed shower cubicle, fully tiled walls and floor, chrome heated towel rail.

BEDROOM TWO 9'9 x 9'1 (2.97m x 2.77m)

Currently used as a Dressing Room, Double glazed window to front, smooth and coved ceiling, range of fitted wardobes, fitted carpet, raidiator.

BEDROOM THREE 13'2 x 8'5 (4.01m x 2.57m)

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

SHOWER ROOM

Double glazed window to rear, smooth and coved ceiling, modern white suite comprising of a low level W/C, vanity wash hand basin, enclosed double shower cubicle, fully tiled walls and floor, chrome heated towel rail.

OUTSIDE FRONT

The front is landcaped and mostly block paved providing off street parking for vehciles, shrub borders with granite stone chippings, gated access both sides to rear.

OUTSIDE REAR

Extensive paved patio area, lawn area, raised flower beds, pergola with granite stone chippings, timber shed to remain, outside electric sockets, external lighting, gated access both sides to front.

GARAGE

Electric Up and over door, power and light connected, courtesy door to side.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

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.