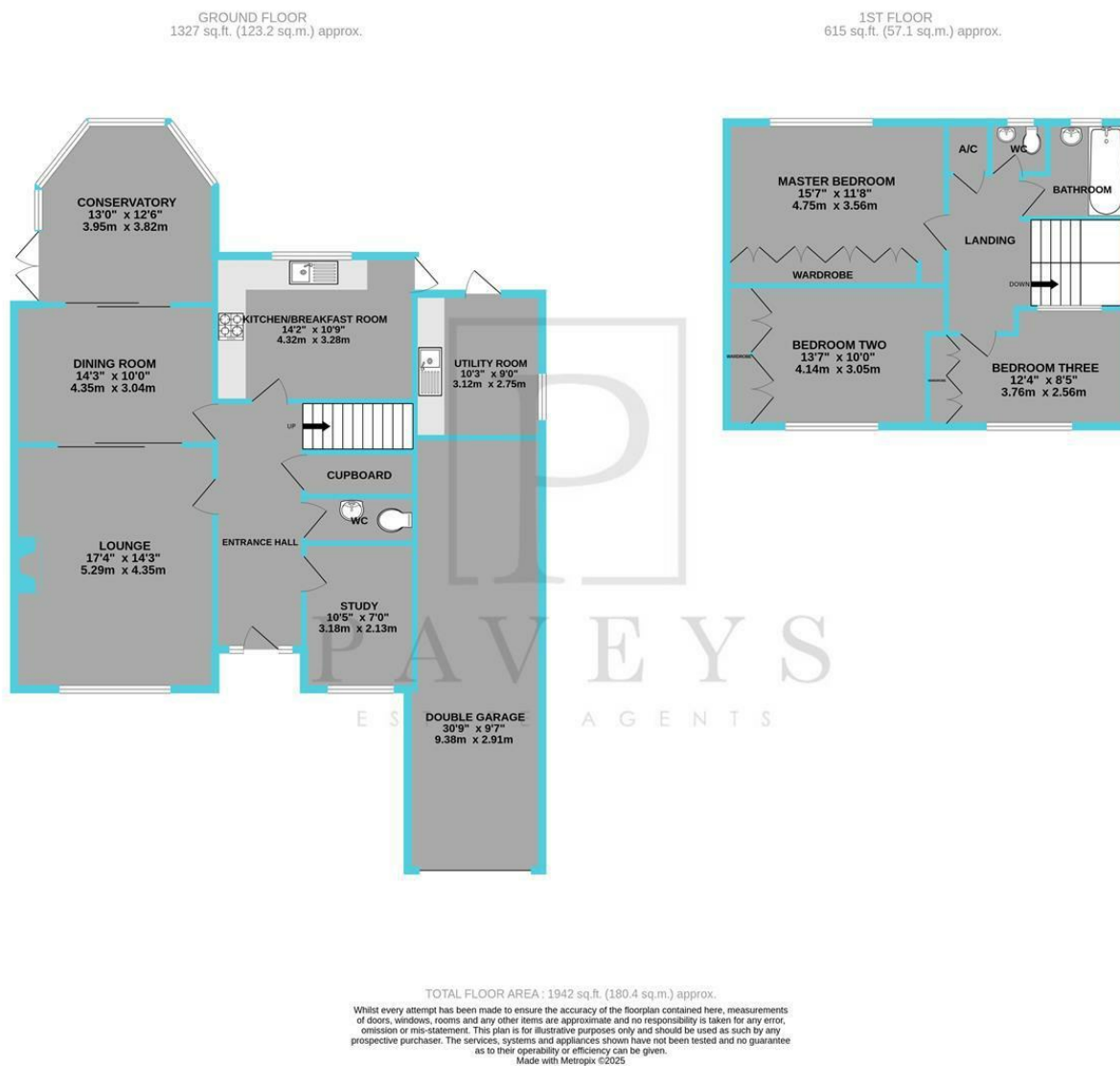




24, Connaught Gardens East
Clacton-On-Sea, CO15 6HY

Price £499,995 Freehold


Paveys have the pleasure in offering for sale this ELEGANT & SPACIOUS DETACHED HOUSE positioned in the sought after tree lined Gardens in East Clacton. This much loved family home is located close to the seafront and offers an impressive 1942 sq ft of accommodation along with a beautiful private rear garden, double garage and generous driveway. The wonderful ground floor space comprises of two generous reception rooms, conservatory, kitchen breakfast room and study. The first floor accommodation offers three double bedrooms with fitted wardrobes, bathroom and separate cloakroom. The charming rear garden is stocked with a vast array of established shrubs, plants and trees with a large timber workshop and patio. Double gates lead to the driveway and double garage at the front of the property. The Gardens are located a short walk from the pretty sandy beach, Eastcliff Recreation Ground, shops and local services and falls within catchment for Clacton Coastal Academy. We have keys! Call Paveys to arrange your appointment to view.




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		60	79
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO₂ emissions (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



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Hardwood entrance door and double glazed side panels to front, fitted carpet, coved ceiling, built in cupboard, wall lights, radiators.

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

Suite comprising low level WC and wall mounted wash hand basin. Fitted carpet, coved ceiling, extractor fan, radiator.

Double glazed window to front, fitted carpet, coved ceiling, wall lights, feature open fireplace with brick surround and slate hearth, built in cupboard and TV stand, TV point, spot lights, glazed carriage style sliding door to Dining Room, radiators.

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, wall lights, radiators.

Part brick construction, double glazed double doors to to garden, double glazed windows to all aspects with views over the garden, vinyl flooring, poly carb vaulted ceiling with fitted blinds, electric wall heater.

Over and under counter units, work tops, stainless steel sink top and drainer. Built in Siemens eye level double oven, gas hob with extractor hood over, space for fridge freezer, space and plumbing for washing machine. Double glazed window to rear overlooking the garden, glazed door rear garden, vinyl flooring, fully tiled walls, radiator.

Over and under counter units, work tops, stainless steel work sink unit with double drainer, space and plumbing for washing machine, space for tumble dryer. Double glazed window to side, vinyl tiled flooring, tiled splash backs

Spacious landing, fitted carpet, coved ceiling, loft access, wall light, built in airing cupboard, radiator.

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, extensive range of fitted wardrobes, spot lights, radiator.

Double glazed window to front, fitted carpet, coved ceiling, fitted double wardrobes, spot lights, radiator.

Double glazed window to front, fitted carpet, coved ceiling, fitted wardrobes and drawer units, spot lights, glazed window to landing, radiator.

Suite comprising vanity wash hand basin and bath with shower over. Double glazed window to rear, fitted carpet, fully tiled walls, radiator.

Suite comprising low level WC and wall mounted wash hand basin. Double glazed window to rear, fitted carpet, coved ceiling, part tiled walls, radiator.

Gated and walled frontage leading to a generous frontage with driveway to the front of the garage and lawn area bordered by shrubs and plants.

A large beautifully established garden stocked with a vast array of mature flowers, shrubs, fruit trees and hedgerow borders, laid to lawn, paved patio areas, large timber workshop and storage shed, greenhouse, gated access to rear.

Up and over door, power and light connected (not tested by Agent).

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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

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.

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.