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FOR SOME MUCH NEEDED R&R
WHEN SELLING YOUR HOME



1 Clacton Road
Clacton-On-Sea, CO16 9EA

Guide price £250,000



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Guide Price £250,000 - £275,000. Offering far reaching field views to the front and set back from the road with parking for multiple cars, not to mention a newly built, double length, double width garage with electric roller door, this charming three bedroom property feels just like home for the moment you enter. A double length reception space offers a great entertaining area, with the L shaped Kitchen/Breakfast room located towards the back of the home with French doors to the garden and access to the rear lobby and bathroom. The shaker style kitchen is beautifully kept, fitted with modern appliances, range cooker, butler sink and granite work tops. Heading upstairs you will find three bedrooms, with the principle bedroom featuring an en-suite WC and field views. All bedrooms are good size and once again, flooded with natural light. Externally, the rear garden is easy to maintain with a





patio/seating area, lawn and decorative borders. A detached double garage with private lane access was added only 3 years ago.

Weeley and Weeley Heath grew originally along the old main Road from Colchester to Clacton-on-Sea but in the 1990's the A133 was built along the edge of the village which diverted through traffic away from the village.

Weeley itself has a local line station which connects to Colchester and Clacton (change at Thorpe Le Soken for Frinton and Walton on Naze) and there is a regular bus service that connects these same towns and also Frinton-on-Sea. There is a lovely parish Church found here set in undulating countryside adjacent to 'bluebell woods'. This is a beautiful scenic backdrop.

Schooling for primary age is available at the nearby Church of England Primary School (dating back to 1797!) and closeby is the Village Hall and large recreational field with Scout Hut. With the new A133 brought new services and more modern local facilities can be found at the junction with the A133 and Colchester Road these include a McDonalds and a Premiere Inn.

Floor Plan



Viewing

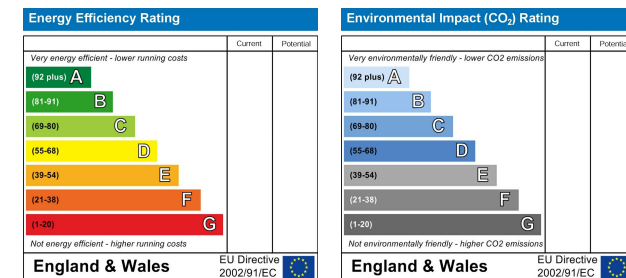
Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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