

**Clacton Road
Weeley
CO16 9DH
Guide Price £190,000 Leasehold**

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- 12 MONTH GATED RESIDENTIAL/LEISURE PARK
- LUXURY OPEN PLAN LIVING
- "IKON" 40 ft X 20 ft
- ONLY 1 YEAR OLD
- TWO BATHROOMS
- LPG CENTRAL HEATING/DOUBLE GLAZING
- RAILWAY STATION CLOSE BY
- PRIVATE GARDENS & PARKING
- PETS AND DOGS WELCOME
- EXCLUSIVE LIVING FOR OVER 50s

LUXURY 12 MONTH RESIDENTIAL/LEISURE

TWO BEDROOM LODGE SITUATED ON THE POPULAR OAKLIEGH PARK

In the desirable location of Weeley with its TRAIN STATION AND BUS ROUTES TO COLCHSTER AND CLACTON.

Being only a year old, this spacious and light two bedroom lodge benefits from a modern fully fitted open plan kitchen with island which effortlessly flows into the living room making this a great entertaining space.

The main bedroom benefits from an En-suite plus a further bathroom and bedroom. This simply beautiful lodge sits on a generous plot and is superbly finished with private landscaped gardens.

12 MONTHS OCCUPANCY, ALL YEAR ROUND LIVING IN A BEAUTIFUL PARK HOME SETTING

FABULOUS VALUE



The accommodation with approximate room sizes are as follows:

KITCHEN/DINER

Kitchen - 18' 10" x 11' 7" (5.74m x 3.53m) x Dining Area 11' 0" x 8' 8" (3.35m x 2.64m)

Kitchen - Island with storage cupboards and room for seating. A variety of base and eye level units, laminated top work surfaces, drainer sink unit with mixer tap, gas hob with cooker hood, double electric oven, range of storage cupboards, boiler enclosed in cupboard. Integrated washing machine and fridge/freezer. Double glazed window to rear overlooking the garden, two double glazed skylight windows, radiator.

Dining Area - Part of Kitchen, storage with sliding doors, double glazed window to front, radiator.

LOUNGE

18' 10" x 10' 5" (5.74m x 3.17m)

Wall mounted TV point, electric flame effect fire with enhancing surround, carpet, double glazed window to front, side and rear, double glazed patio doors. two radiators. Door to: Outside garden/external access.

INNER HALLWAY

Storage cupboard, radiator.

BEDROOM ONE

12' 0" x 9' 3" (3.65m x 2.82m)

Carpet flooring, two double glazed windows to exterior, radiator. Door to: En-Suite Shower Room.

EN-SUITE SHOWER ROOM

A contemporary suite embracing vanity basin with cupboard underneath and mixer taps, low level WC and shower cubicle with plumbed-in shower. Part tiled walls, double glazed frosted window to rear, towel rail radiator.



BEDROOM TWO

10' 0" x 9' 2" (3.05m x 2.79m)

Fitted wardrobe with triple sliding doors, two double glazed window to front, radiator.

BATHROOM

A contemporary suite embracing vanity basin with cupboard underneath and mixer taps, low level WC and enclosed bath. Part tiled walls, double glazed frosted window to front, towel rail radiator.

EXTERIOR

Driveway to side of the property.

Front: Paved Frontage.

Rear: Own garden plot with shed and patio, low maintenance artificial grass.

Side: Raised paved area with stairs leading down to rear garden.

AGENT'S NOTES

Licence Remaining: 42 years

Site Fees: £283 pm paid up to date

Over 50s





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