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Sheen's
The Action Agents



Martinsdale Great Clacton, CO15 4JL

This impressively extended THREE BEDROOM SEMI-DETACHED HOUSE is located on the popular Birds development in the sought after Great Clacton area. Offering versatile living across TWO SPACIOUS RECEPTION ROOMS, the property benefits three well proportioned Bedrooms, Modern Shower Room, Ground Floor W.C, Double Glazed Conservatory along with Garage, Parking and a 42' westerly facing rear garden. Local shopping amenities are within 200 metres in the heart of Great Clacton with Clacton town centre, sea front and mainline railway station approximately one and a quarter miles away. Presented in immaculate decor throughout, an early internal inspection is advised to appreciate the accommodation on offer.

- Three Double Bedrooms
- 14'6 x 14'11 max Lounge
- Dining/Sitting Room
- 13'10 Modern Fitted Kitchen
- Ground Floor W.C.
- 15' D/Glazed Conservatory
- Modern Three Piece Shower Room
- Garage & Off Street Parking
- Approx 42' Westerly Facing Garden
- EPC Rating TBC & Council Tax C



Price £275,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door with matching double glazed side panel to entrance porch.

ENTRANCE PORCH

Parquet wood flooring. Internal personal door to garage. Multi panel glazed door to lounge.



LOUNGE

14'11 max x 14'6 max

Radiator. Stair flight to first floor. Double glazed window to front. Multi panel glazed door to dining/sitting room.



DINING/SITTING ROOM

14'11 max x 13'4 narrowing to 10'2

L shaped room. Wood effect flooring. Radiator. Double glazed window to side. Part glazed double doors onto conservatory. Folding doors to kitchen. Door to ground floor W.C.



ALTERNATE VIEW OF DINING/SITTING ROOM



GROUND FLOOR W.C.

6'6 x 3'5

Fitted with a White suite comprising low level W.C. Vanity wash hand basin with cupboards below. Tiled splashbacks. Wood effect flooring. Double glazed window to rear.



KITCHEN

13'10 x 7'8

Fitted with a range of antique White laminate fronted units comprising wood panel effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with concealed extractor hood above. High level integrated Oven and integrated Combi Oven / Microwave above. Integrated separate tall fridge and tall freezers. Integrated dishwasher. Integrated washing machine (All appliances not tested). Fully tiled walls. Sunken spotlights. Double glazed window to rear.



CONSERVATORY

15' x 10'5

Double glazed windows to sides and rear. Poly carbonate roof. Radiator. Tile effect flooring. Double glazed sliding patio doors leading to rear garden.



FIRST FLOOR LANDING

Radiator. Loft access. Doors to:



BEDROOM ONE

13'11 x 11'5

Built in storage cupboards. Radiator. Double glazed picture window to front. Double glazed window to front.



BEDROOM TWO

10'4 x 9'8

Fitted vanity sink unit with mixer tap and storage drawers below. Radiator. Double glazed window to rear.



BEDROOM THREE

13'5 x 7'2

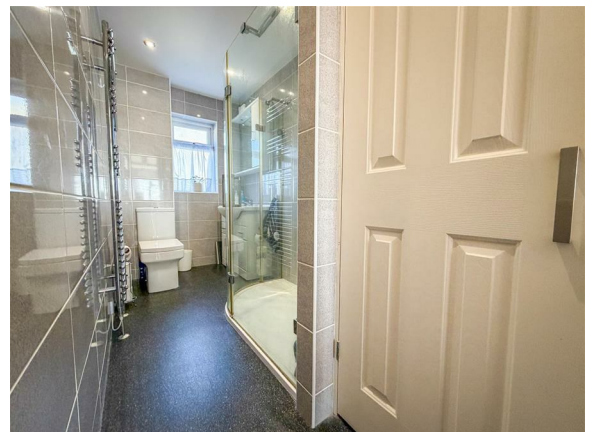
Wood effect flooring. Radiator. Double glazed window to rear.



SHOWER ROOM

10'9 max x 4'10

Fitted with a modern three piece White suite comprising corner shower cubicle. Vanity wash hand basin with cupboards below. Low level W.C. Fully tiled walls. Chrome effect heated towel rail. Storage cupboard housing gas combination boiler serving hot water to all central heating systems (not tested). Sunken spotlights. Double glazed window to rear.



OUTSIDE FRONT

Front garden is laid to lawn with block paved area providing off street parking for two vehicles. Garage with electric roller door. Gate giving side pedestrian access to outside rear garden.

OUTSIDE REAR

The rear garden is approximately 42' West facing rear garden which is mainly laid to lawn with hard standing patio area. Array of flower and shrub borders. Enclosed by panelled fencing.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JE 04/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

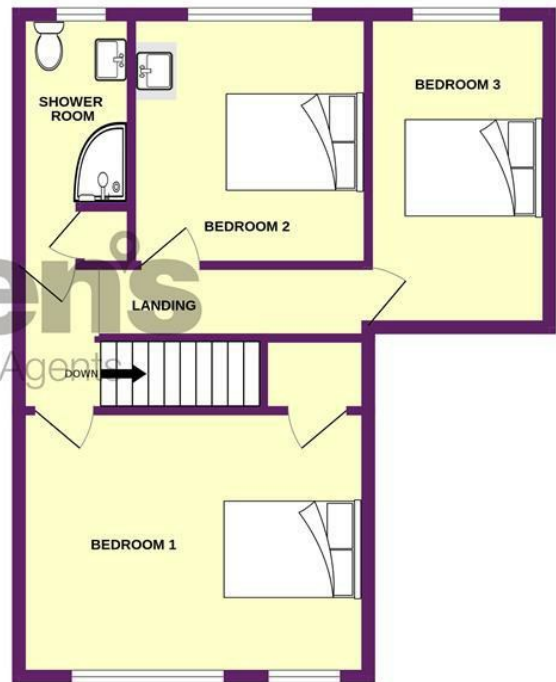
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



Whilst 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.
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Selling properties... not promises

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