



St. Andrews Close Weeley, CO16 9FX

Built in 2020, this impressive FOUR DOUBLE BEDROOM DETACHED EXECUTIVE HOUSE is located on a select development of just 14 homes in the sought after Essex Village of Weeley. An ideal location to enjoy both town and country the property is situated just over quarter of a mile from Weeley mainline railway station with easy access onto the A133, A120 and A12 respectively. Both seaside towns of Clacton-on-Sea and Frinton-on-Sea are positioned within six miles with the historic town of Colchester around ten miles away. The property is immaculately presented with luxury fitments throughout and an early inspection is highly advised to appreciate the accommodation, decor and rural views to the front.

- Four Double Bedrooms
- Two En-Suites
- First Floor Family Bathroom
- Ground Floor W.C.
- 18'2 x 12' Kitchen/Diner
- 12'1 x 10'11 Sitting/Play Room
- 18'8 x 14'3 Lounge with Open Fire
- Gas Central Heating (n/t)
- 23'4 Garage & Off Road Parking
- EPC Rating B & Council Tax F



Price £535,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Tiled flooring with under floor heating. Stair flight to first floor. Built in under stairs storage cupboard. Doors to:



GROUND FLOOR W.C.

Fitted with a white suite. Comprises concealed cistern low level W.C. Vanity wash hand basin with storage cupboard below. Chrome effect heated towel rail. Part tiled walls. Tiled flooring. Extractor fan (not tested).



LOUNGE

18'8 x 14'3

Feature open fireplace with solid fuel burner. Two double glazed windows to side. Double glazed window to front. Under floor heating. Double glazed double doors with double glazed side panel windows to rear garden.



SITTING ROOM/PLAY ROOM

12'1 x 10'11

Under floor heating. Double glazed window to front.



KITCHEN/DINER

18'2 x 12'

Fitted with a modern luxury kitchen suite. Matte grey fronted units. Comprises solid stone work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring ceramic electric hob with stainless steel extractor hood above. Integrated dishwasher. Integrated tall fridge/freezer. Inset high level electric double oven (all appliances not tested). Tiled flooring with under floor heating. Part tiled splash backs. Two double glazed windows to rear. Double glazed double doors with double glazed side panels opening onto rear garden. Door to Utility Room.



UTILITY ROOM

8'7 x 7'1

Fitted with a range of white laminate fronted units. White quartz effect laminate work surfaces with cupboards and drawers below. Range of matching wall mounted units. Space and plumbing for washing machine and tumble dryer. Concealed wall mounted gas combination boiler (not tested). Tiled flooring with under floor heating. Double glazed door to side.



FIRST FLOOR LANDING

Radiator. Loft access with pull down fitted loft ladder. Feature vaulted skylight. Built in airing cupboard housing hot water cylinder (not tested). Doors to:



PRINCIPAL BEDROOM

18'2 x 12'1

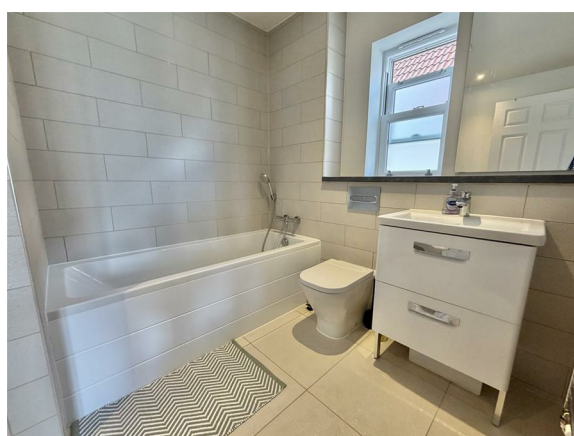
Radiator. Built in aircon unit. Double glazed window to rear. Door to:



EN-SUITE BATHROOM

9'1 x 7'3

Fitted with a modern four piece luxury suite. Comprises panel bath with mixer tap and hair wash shower attachment. Independent shower cubicle with integrated shower. Concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Chrome effect heated towel rail. Partly tiled walls. Fully tiled floor. Double glazed window to side.



BEDROOM TWO

12'2 max x 11' max

Radiator. Double glazed window to front. Door to En-Suite.



EN-SUITE SHOWER ROOM

5'10' x 6'1

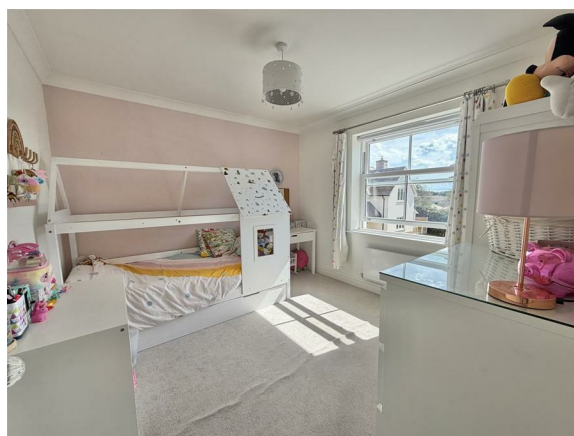
Fitted with a modern three piece luxury white suite. Comprises concealed cistern low level W.C. Wash hand basin with drawers below. Corner shower cubicle. Part tiled walls. Tiled flooring. Chrome effect heated towel rail. Extractor fan (not tested).



BEDROOM THREE

14'6 x 8'5

Radiator. Double glazed window to rear.



BEDROOM FOUR

10'9 x 9'11

Radiator. Double glazed window to front.



FAMILY BATHROOM

7'9 x 6'1

Fitted with a modern three piece luxury white suite. Comprises concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Panel bath. Part tiled walls. Tiled flooring. Chrome effect heated towel rail. Extractor fan (not tested). Double glazed window to front.



OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles leading to detached garage with up and over door. Remainder laid to lawn with Shrub borders.



GARAGE

23'4 x 9'7

Up and over access door. Power and light connected. Personal door from garden.

OUTSIDE - REAR

Approx 38' max rear garden. Mainly laid to lawn with paved patio area. Enclosed by panel fencing. Double glazed personal access door to garage.



GREENSWARD CLOSE BY

There is a small village greensward opposite the house which commemorates the historic Weeley Garrison (1803-1815). This greensward leads onto pathways which lead through the village to a footbridge which takes you over the railway bridge to the picturesque Weeley Hall Wood Nature Reserve which is a 32 Hectare nature reserve known for it's impressive bluebell displays during spring.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band F ; Payable 2026/2027 £3251.16 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 0823

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.

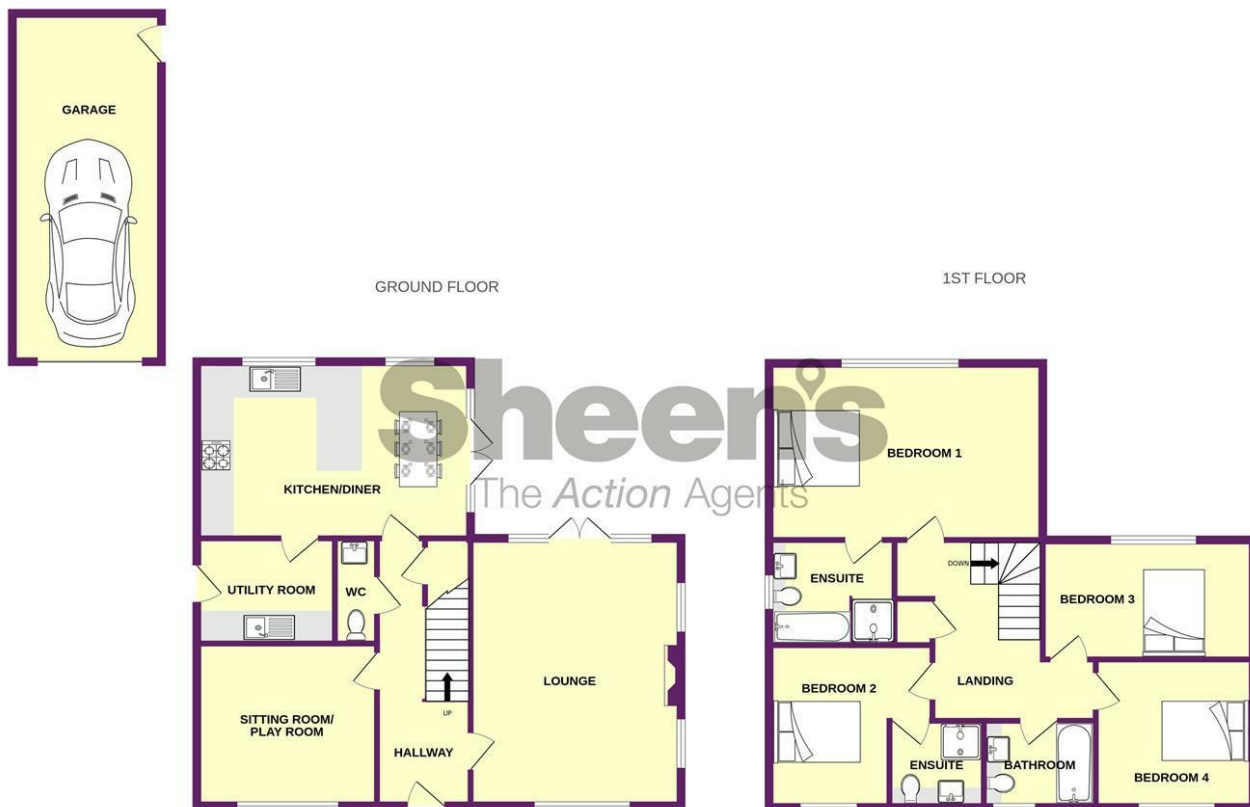
Particular Disclaimer

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





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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