





ARCHERY FIELDS, CLACTON-ON-SEA, ESSEX, CO15 6RB

Price

£399,995

FREEHOLD

- Four Bedrooms
- En-Suite To Master Bedroom
- Corner Plot On Sought After Development
- Lounge, Dining Room & Conservatory
- Utility Room & Cloakroom
- West Facing Rear Garden With Room To Extend
- Ample Off Street Parking & Garage
- Close To Bus Routes & Local Amenities
- Council Tax Band - D
- EPC Rating TBC

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Occupying a desirable corner plot on a sought after development, this spacious FOUR BEDROOM DETACHED family home offers versatile living accommodation throughout, with excellent potential to extend further (STPP). The accommodation comprises a lounge, separate dining room, conservatory, utility room and downstairs cloakroom. To the first floor are four bedrooms, with the master bedroom benefiting from its own en-suite. Externally, the property boasts a west-facing rear garden with scope for extension, whilst ample off-road parking and a garage further complement this attractive family home. Conveniently situated within easy reach of local amenities and bus routes, this property is an ideal choice for growing families seeking both space and convenience. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Accommodation comprises of approximate room sizes

Obscured double glazed composite entrance door leading to:-

Entrance Hall
Stair flight to first floor. Luxury vinyl flooring. Radiator. Open access to:-

Lounge
17'1" x 13'5"
Media wall with marble display shelving and inset electric fire. Luxury vinyl flooring. Radiator. Double glazed leadlight bay window to front. Archway to:-

Dining Room
9'7" x 8'9"
Vertical column radiator. Luxury vinyl flooring. Double glazed patio doors giving access to conservatory. Door to:-

Kitchen
10'1" x 9'7"
Fitted with a range of modern matching fronted units with integrated lighting. Bevelled edge granite worksurfaces with upstands and inset bowl sink drainer unit with pull out mono tap. Four ring AEG induction hob with extractor hood above. Built in eye level double oven and microwave. Plumbing for dishwasher. Integrated fridge. Further selection of matching units at both eye and floor level. Tiled flooring, Built in storage cupboard. Double glazed window to rear. Door to:-

Utility Room
6'8" x 5'4"
Fitted with a range of matching fronted units. Granite effect rolled edge worksurfaces with upstands. Glass display cupboard. Plumbing for washing machine. Space for tumble dryer. Wall mounted boiler providing heat and hot water throughout. Double glazed door giving access to rear. Door to:-

Cloakroom
White suite comprises low level w/c. Wash hand basin with tiled splash back. Tiled flooring. Radiator. Obscured double glazed window to side.

Conservatory
12' x 9'8"
Part brick base. Upvc construction. Polycarbonate roof. Tiled flooring, Radiator. Double glazed windows to side and rear aspects. Double glazed French doors giving access to rear.

First Floor Landing
Built in airing cupboard housing hot water cylinder. Loft access. Double glazed leadlight window to front. Doors to all rooms. Door to:-

Bedroom One
13' x 11'3"
Fitted wardrobes, drawers and bedside cabinets with marble bevelled edge tops and upstands. Radiator. Double glazed leadlight window to front. Door to:-

En-Suite
White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Built in shower cubicle with shower controls and separate attachment. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured double glazed window to side.

Bedroom Two
12' x 8'2"
Radiator. Double glazed leadlight window to front.

Bedroom Three
10' x 8'2"
Radiator. Double glazed leadlight window to rear.

Bedroom Four

9'10" x 7'9"

Built in wardrobe. Fitted drawers and shelving. Radiator. Double glazed window to rear.

Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Fitted corner shower cubicle with controls and separate shower attachment. Extractor fan. Part upvc wall panelling. Luxury vinyl flooring. Heated towel rail. Obscured double glazed window to rear.

Outside - Rear

40' x 50'

L shaped. Part patio area. Further raised wood decked seating area. Large hard standing side patio with wooden storage shed to remain. Part laid to lawn. Part shingled. Borders well stocked with array of flowers, shrubs and bushes. Further wooden storage shed to remain. Enclosed by panelled fencing. Outside tap. Access to front via side gate.

Outside - Front

Large corner plot with hard standing area providing ample off street parking for several vehicles leading to garage with an electric roller door.

Garage

17' x 8'2"

Power and lighting connected. Electric roller door.











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Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2,225.97 Per Annum

Any Additional Property Charges: N/A

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

Non Standard Property Features To Note: N/A

AML

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.

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

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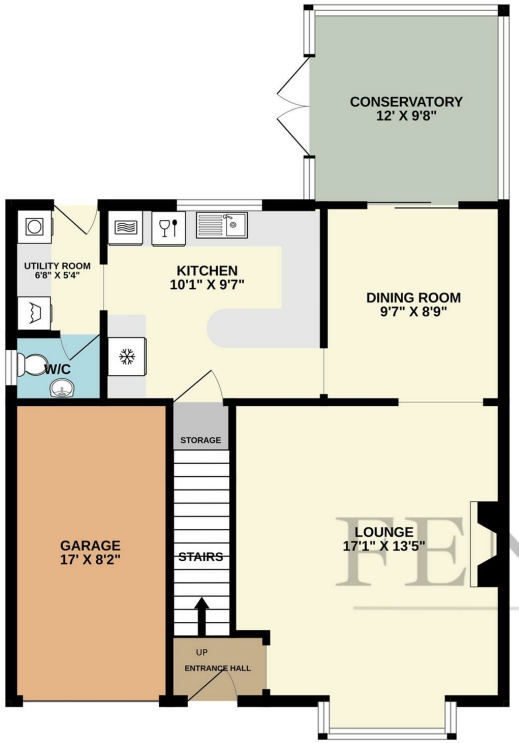
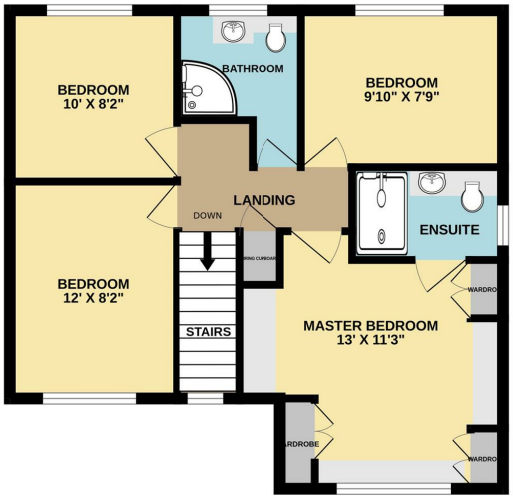


1ST FLOOR



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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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Council Tax Band

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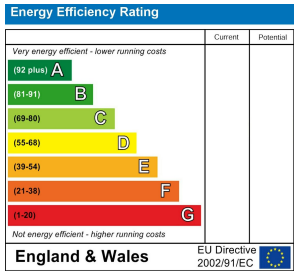

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