

Becontree Close, Clacton-on-sea, Essex, CO15 4UR

£310,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Blake & Thickbroom are pleased to be offering for sale this impressive and extended three-bedroom semi-detached home offering a superb combination of generous living space, practical family accommodation and a desirable cul-de-sac setting.

At the heart of the home is the impressive kitchen/diner, providing an excellent space for both everyday family life and entertaining. The kitchen is further enhanced by a brand-new electric oven and hob, while the generous proportions allow ample room for dining and socialising.

The property also benefits from a particularly versatile games room, offering an ideal space for family entertainment, hobbies or additional reception use. The lounge provides a comfortable and inviting area for relaxing.

Upstairs are three bedrooms, complemented by electric radiators, while the ground floor benefits from electric underfloor heating, providing warmth and comfort throughout the main living areas.

Externally, the property is approached via a block-paved driveway, providing convenient off-road parking and leading to a generous garage, offering excellent storage or further potential for practical use.

Positioned within a quiet cul-de-sac, the property is ideally located for convenient day-to-day living, with a nursery school, local bus routes and shopping areas all within walking distance.

A spacious and versatile family home with excellent proportions and a highly convenient location, this property is sure to appeal to buyers looking for additional living space without compromising on practicality.

Entrance Hall / Games Room - 5.05m x 4.09m (16'7" x 13'5")

WC - 1.78m x 0.81m (5'10" x 2'8")

Kitchen / Diner - 5.13m x 4.14m (16'10" x 13'7")

Lounge - 4.8m x 3.91m (15'9" x 12'10")

Bedroom One - 4.39m x 2.92m (14'5" x 9'7")

Bedroom Two - 3.33m x 3.15m (10'11" x 10'4")

Bedroom Three - 2.87m x 2.08m (9'5" x 6'10")

Shower Room - 1.85m x 1.83m (6'1" x 6'0")

Garage - 5.05m x 2.79m (16'7" x 9'2")

Garden -

Tenure: Freehold

Property Type: Semi Detached House

- VIDEO TOUR AVAILABLE!
- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE!
- 16'7 x 13'5 GAMES ROOM!
- 16'10 x 13'7 KITCHEN / DINER WITH BRAND NEW OVEN & ELECTRIC HOB!
- 15'09 x 12'10 LOUNGE!
- 16'7 x 9'2 GARAGE!
- UNDERFLOOR ELECTRIC HEATING WITH FURTHER ELECTRIC RADIATORS ON THE FIRST FLOOR!
- BLOCK PAVED DRIVEWAY!
- CUL-DE-SAC LOCATION!
- WALKING DISTANCE TO NURSERY SCHOOL, BUS ROUTES & SHOPPING AREAS!

Material information for this property.
Tenure is Freehold.
Council Tax Band - C.
EPC Rating - E.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties features to note - None.

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/buyers via a third party company who undertake our Anti Money Laundering checks.


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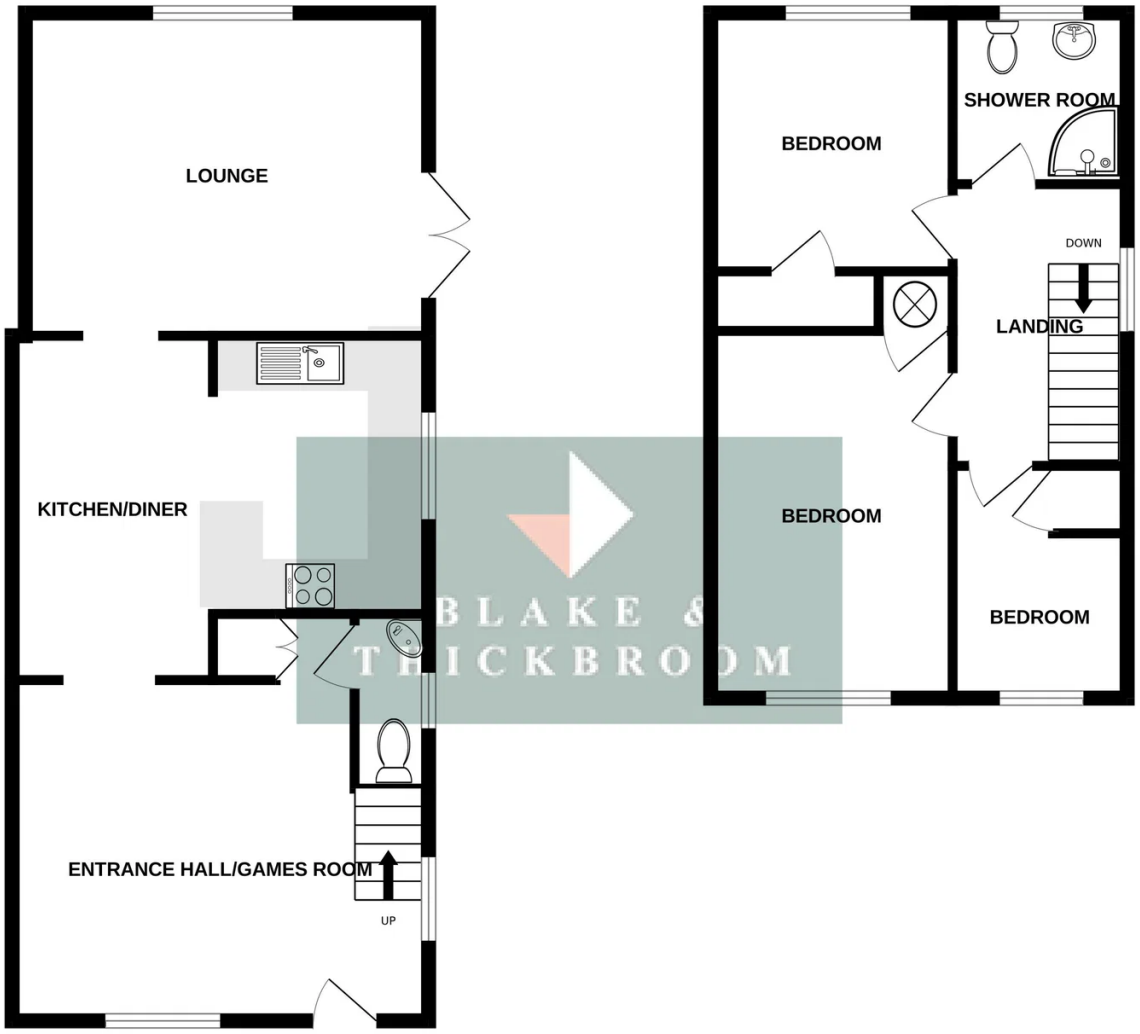

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GROUND FLOOR

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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