

THE GREEN, TENDRING, ESSEX, CO16 0BU

Offers in excess of

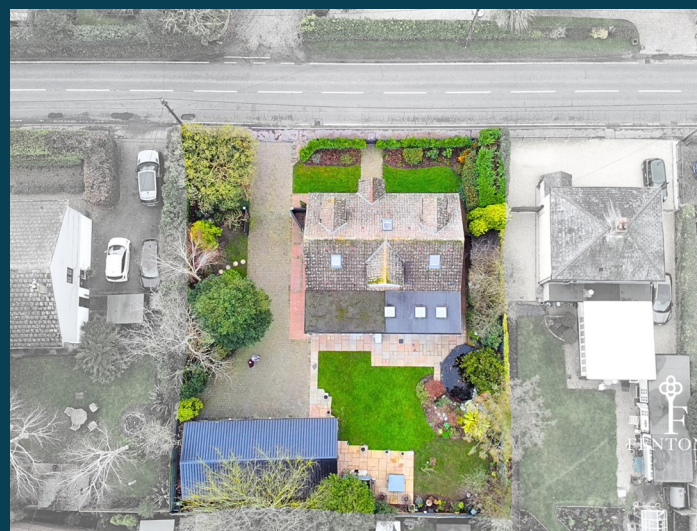
£500,000

FREEHOLD

- Three Double Bedrooms
- Semi Rural Location with Farmland Views
 - Double Garage & Ample Parking
 - Beautifully Modernised Throughout
 - Must Be Viewed
 - Three Reception Rooms
- Stunning Landscaped Gardens on 0.2 Acre Plot
- Ground Floor Shower Room & First Floor Bathroom
 - Sought After Village
 - EPC Rating D/ Council Tax band - D



FENTONS
ESTATE AGENTS



Located in the sought after Essex village of Tendring offering semi-rural living, Fentons Estate Agents have the pleasure in offering for sale this impressive and deceptively spacious EXTENDED THREE BEDROOM, THREE RECEPTION ROOM DETACHED CHALET. Situated on 0.2 acre plot boasting a DOUBLE GARAGE, ground floor shower room and first floor bathroom, countryside views and beautiful landscaped gardens. The property is conveniently located approximately seven miles from Frinton's town centre, seafront and mainline railway station and has excellent access to the A120 and A133 which connect with Clacton, Colchester and Ipswich. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Entrance Hall

18'10" x 11'4"

Feature central staircase with galley style landing. Built in double storage/airing cupboard. Further built in under stairs storage cupboard. Tiled flooring. Radiator. Sealed unit double glazed window to front. Door to:-

Dining Room

14' x 12'5"

Inset feature fireplace. Sealed unit double glazed window to side and front aspect. Open access to:

Kitchen/Breakfast Room

14' x 12'5"

Fitted with a range of matching units at both eye and floor level. Square edge work surfaces. Inset four ring induction hob with fitted extractor fan above. Inset eye level Neff electric oven with built in Neff microwave above. Central island breakfast bar with storage under. Tiled flooring. Radiator. Sealed unit double glazed window to side. Door to hall. Open access to:

Kitchen/Utility

19'7" x 7'8"

Fitted with a range of matching units at both eye and floor level. Square edge work

surfaces with inset stainless steel bowl sink drainer unit with mixer tap. Integrated fridge/freezer, washing machine and dishwasher. Tiled flooring. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed French style doors to side. Open plan leading to:

Sitting Room

18'8" x 7'8"

Tiled flooring. Three skylights. Sealed unit double glazed 'French' style doors with full length glazed panels giving access to rear. Open access to:

Lounge

12'5" x 12'

Sealed unit double glazed window to side. Door giving access to hallway.

Ground Floor Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Fitted glass shower screen with overhead rainfall shower and integrated temperature controls. Fully tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail.

Bedroom

12'10" x 12'

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Landing

Open aspect to entrance hall. Skylight with farmland views. Built in airing cupboard. Doors to:-

Bedroom

16' x 11'10"

Two radiators. Skylight to rear. Sealed unit double glazed window to front with farmland views.

Bedroom

16' x 13'10"

Two radiators. Skylight to rear. Sealed unit double glazed window to front with farmland views.

Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Bath with shower attachment. Part tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to rear.

Outside - Rear

Paved and gated area providing ample off street parking for several vehicles leading to double garage with up and over doors. Manicured landscaped with array of shrubs, bushes, trees and sec. Secluded seating area. Summer house. Further work shop. Part laid to lawn. Further undercover seating area. Sunken pond with rockery and waterfall. Enclosed by panelled fencing.

Double Garage & Workshop

19'8" x 17'4"



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Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £2216.84 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Cess Pit

(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

Disclaimer - Wide Angle Lens Etc

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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Call us on

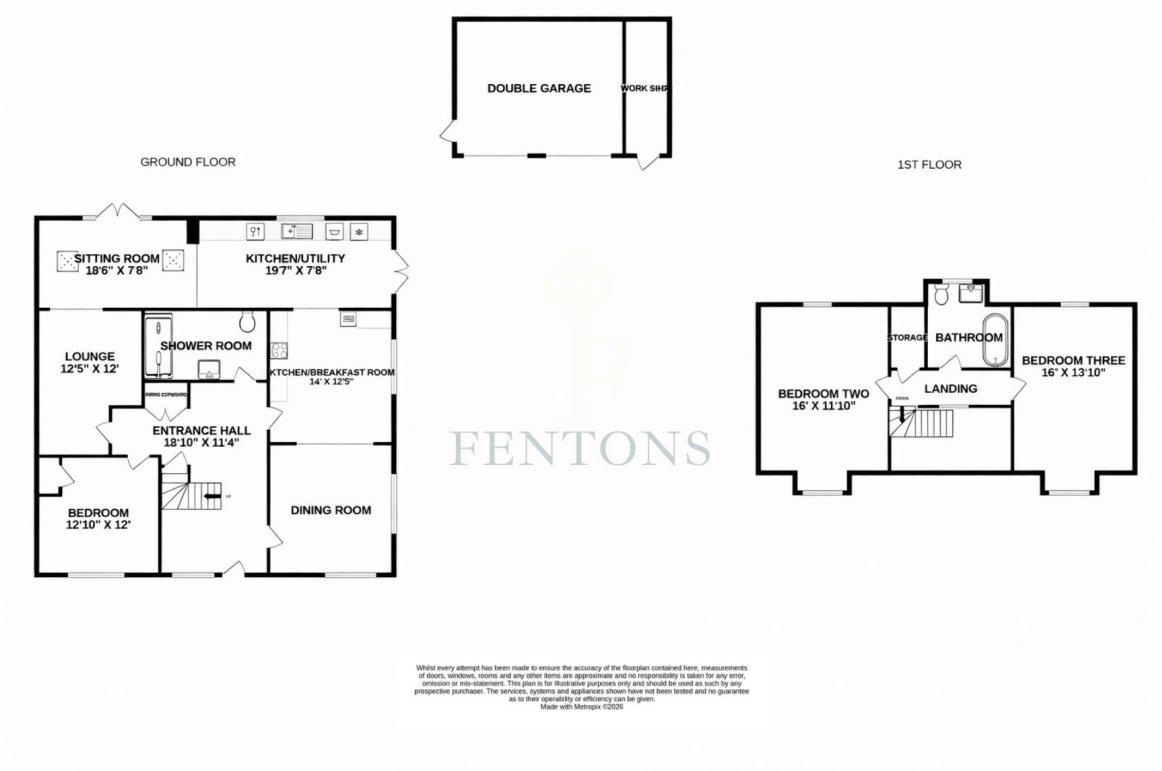
01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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