

HICKBROOM



Thorrington Road, Little Clacton, CO16 9ES

Guide Price

£400,000 - £425,000

GUIDE PRICE £400,000 - £425,000 / MODERN LIVING IN A RURAL LOCATION!

Situated in this quiet private unmade road in a semi rural location on the outskirts of the popular village of Little Clacton, is this 2016 built detached family home. The property is presented in excellent order throughout by the current owners and occupies a substantial plot with established gardens to the front and rear aspects, with parking for several vehicles. The property offers excellent access to local primary schools within the villages of Little Clacton and Weeley and is a short drive to Little Clacton village centre offering an array of shopping facilities including a small Co-op/postoffice store, takeaway, chemist and local public house. As the owner's chosen sole agent, a viewing is recommended to avoid disappointment.

FIRST FLOOR: BEDROOM ONE: 4.83m x 3.2m (15'10 x 10'6) (max). Radiator. Built in wardrobe. Windows to front and rear. Internal door to:

EN SUITE SHOWER ROOM: Comprising of shower cubicle, pedestal wash basin, low level WC. Heated towel rail. Part tiled walls. Extractor fan. Downlighters.

BEDROOM TWO: 3.91m x 2.95m (12'10 x 9'8) Radiator. Window to rear.

BEDROOM THREE: 3.12m x 2.77m (10'3 x 9'1) Radiator. Window to front.

BATHROOM: White suite comprising of panelled bath with mixer tap, shower attachment with glazed shower screen, pedestal wash basin, low level WC. Radiator. Extractor fan. Skylight window.

FIRST FLOOR LANDING: Radiator. Loft access with ladder . Airing cupboard. Turning stairflight to ground floor. Window to rear.

ENTRANCE HALL: Composite entrance door to reception hallway. Radiator. Door to:

GROUND FLOOR CLOAKROOM: Comprising of low level WC, hand wash basin. Radiator. Extractor fan.

LOUNGE: 4.65m x 3.73m (15'3 x 12'3) (plus bay recess). Radiator. Bay window to front, French style glazed doors with matching glazed side panels to rear garden.

KITCHEN DINER: 6.2m x 3.71m (20'4 x 12'2) (max, narrowing to 9'7, plus bay recess). Well appointed with a range of cream coloured laminated fronted units comprising of laminated work surfaces with inset one and a half bowl single drainer sink unit with cupboards under, eye level cupboards, centre island with cupboards under, inset four ring gas hob with extractor hood above with further built in single oven, integrated dishwasher and washing machine. Radiator. Cupboard housing gas boiler. Bay window to front, window to rear, double glazed door to outside.

OUTSIDE: The property is situated in a semi rural location on a private unmade road and occupies a substantial plot, with access via a five bar farm gate to lawned front garden, driveway providing off road parking for multiple vehicles leading to further five bar farm gate to detached garage (17'2 x 9') with up and over door, power and light connected. The front garden is enclosed by picket fencing and mature hedgerow. Side gate access to:

REAR GARDEN: Established landscaped rear garden is not overlooked and has a circular lawned area with stone surround, flower and shrub borders, full width paved patio area. ornamental pergola to the base of the garden. Storage shed and water butt to remain. Outside tap. Outside lighting. The rear garden is enclosed by panelled fencing.

Property Type: Detached House

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

- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- WHITE FAMILY BATHROOM
- RECEPTION HALLWAY
- CLOAKROOM
- 15'3 x 12'3 LOUNGE with BAY RECESS
- 20'4 FITTED KITCHEN DINER with BUILT IN HOB
- GAS HEATING
- DOUBLE GLAZING
- ESTABLISHED GARDENS

Material information for this property.

Tenure is Freehold.

Council Tax Band D. EPC Rating C

Services Connected. Electricity - Yes. Gas - Yes.

Water- Yes. Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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 - No.

Non standard properties features to note - Yes. Thorrington Road is a private road which is managed through the Thorrington Road and Homing Road Residents' Association which has been operating for the last six years. Residents pay £5 per month into an account and, as and when necessary, obtain materials from Silvertons to maintain the road service.

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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