

GRIER WAY, CLACTON-ON-SEA, ESSEX, CO16 8GN

Price

£315,000

FREEHOLD

- Three Bedrooms
- En-Suite To Master Bedroom
- Beautiful, Low Maintenance & Secluded Rear Garden
- First Floor Bathroom & Ground Floor Cloakroom
- Newly Installed Combination Boiler
- Spacious Lounge With Featured Media Wall & Oak Features
- Car Port & Off Street Parking
- Corner Position
- Council Tax Band - C
- EPC Rating - TBC



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ESTATE AGENTS



Occupying an attractive corner position on a sought after development in Clacton-on-Sea, Fentons are pleased to offer for sale this beautifully presented, THREE BEDROOM DETACHED HOUSE. The property offers stylish and spacious accommodation throughout including modern kitchen/diner which houses a newly installed combination boiler, ground floor cloakroom, a generous lounge enhanced by a bespoke media wall with an oak mantel, inset cupboards, oak worktops and display shelving. Upstairs, the master bedroom benefits from an en-suite shower room, complemented by two further bedrooms and a contemporary family bathroom. Externally, the landscaped rear garden has been thoughtfully designed for low maintenance and includes a useful brick built shed, whilst the front provides an undercover car port and off street parking for two vehicles. Grier Way is within walking distance of Cann Hall Primary School and is conveniently located within approximately 1.5 miles from Clacton-on-Sea railway station, town centre and seafront.

Accom comprised of approx room sizes

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Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. LVT flooring. Under stairs storage cupboard. Radiator. Door to:

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Tiled splashback. LVT flooring. Radiator. Extractor fan.

Lounge

15'2" x 10'7"

Featured media wall with inset area ideal for log burner and oak surround. Fitted floor level storage cupboards with oak work surface and oak shelving above. Radiator. Sealed unit double glazed window to front and side.

Kitchen/Diner

15'2" x 9'11"

Fitted with a range of matching fronted units. Wooden work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Part tiled walls. LVT flooring. Enclosed boiler providing heating and hot water throughout. Integrated fridge/freezer, dishwasher and washing machine. Spotlights. Radiator. Sealed unit double glazed window to side and rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Large built in storage cupboard. Loft access. Doors to:

Master Bedroom

11'1" x 9'1"

Fitted oak work surface with range of floor level shaker style fronted cupboards under. Radiator. Sealed unit double glazed window to rear. Door to:

En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Part tiled walls. Tiled effect vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom 2

10'8" x 8'1"

Radiator. Sealed unit double glazed window to side.

Bedroom 3

10'7" x 7'

Range of wardrobes to remain. Spotlights. Radiator. Sealed unit double glazed window to front.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Eye level fitted cupboard. Fitted mirror. Part tiled walls. Tiled effect vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Outside - Rear

Low maintenance landscaped rear garden partly laid to block paving. Additional porcelain paved area ideal for seating. Remainder laid to astroturf. Beds laid to slate stocked with array

of trees and shrubs. Sealed unit double glazed private access door leading to brick built shed. Access to carport and driveway via gate. Outside lighting and tap. Enclosed by brick wall and panelled fencing.

Outside - Front

Tarmac driveway providing off street parking for 2 vehicles leading to carport. Remainder laid to slate. Paved pathway leading to entrance door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £1978.64 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



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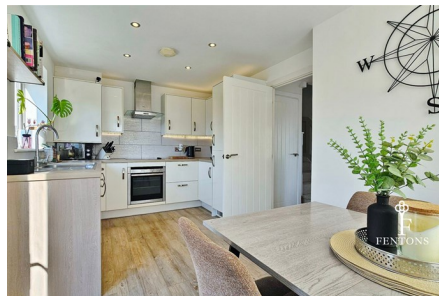
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

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

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.



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Call us on

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Council Tax Band

C

GROUND FLOOR

1ST FLOOR



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

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