



9, Whitegates Court  
Little Clacton, CO16 9FD

Price £385,000 Freehold



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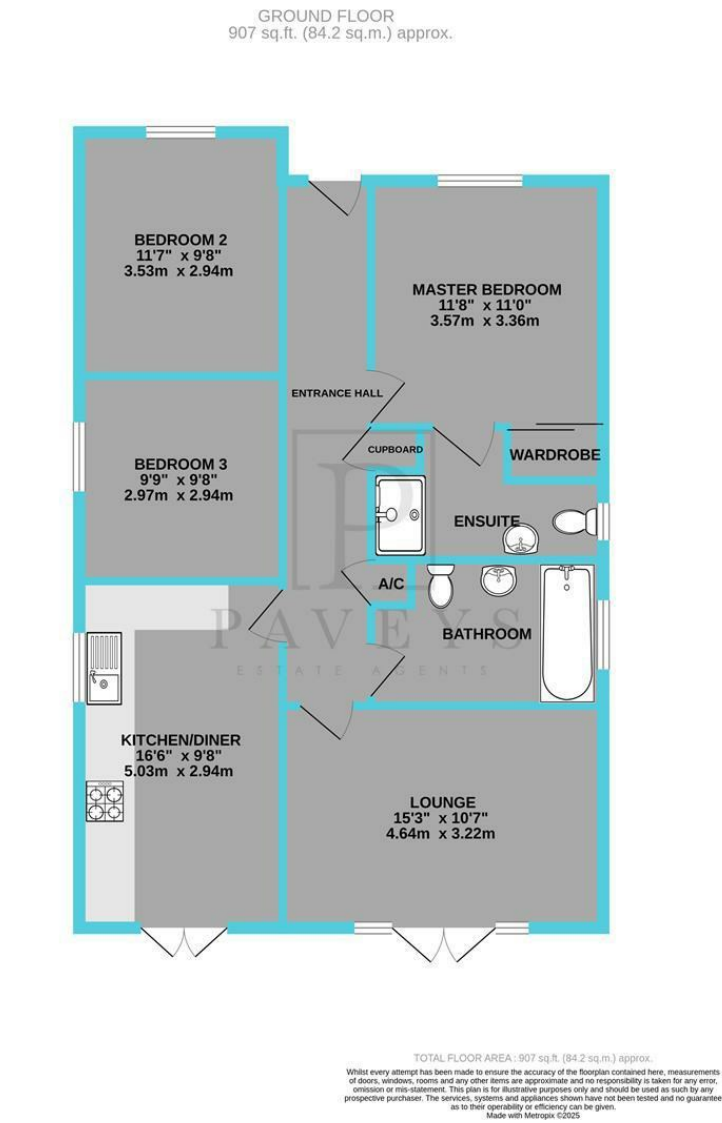
110 Connaught Avenue  
Frinton-on-Sea  
Essex  
CO13 9PT



Paveys have the pleasure in offering this modern THREE BEDROOM DETACHED BUNGALOW built by Roman Homes positioned in a quiet peaceful Cul-De-Sac adjacent to Whitegates Tennis club. New Home warranty remaining. The property boasts a SOUTH FACING REAR GARDEN, three good size bedrooms, en-suite shower room to master, family bathroom, kitchen/diner, lounge, private rear garden with beautiful field views and summer house. There is ample off road parking to the front of the property. Little Clacton is a popular residential area with its own primary school, village hall, local shops and public houses. It is situated approx 2.5 miles from rail services at Thorpe-le-Soken. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



ENTRANCE HALL

Composite entrance door, smooth ceiling with spot lights, airing cupboard, laminate flooring, radiator.

LOUNGE 15'3 x 10'7 (4.65m x 3.23m)

Double glazed french doors with full height side panels, smooth ceiling with spot lights, fitted carpet, radiator.

KITCHEN DINER 16'6 x 9'8 (5.03m x 2.95m)

Double glazed frech doors to rear, double glazed window to side, smooth ceiling with spot lights, high gloss matching over and under counter units, wood effect worktop, stainless steel sink and drainer, built in oven, gas hob with extractor above, space and plumbing for washing machine, laminate flooring, radiator.

MASTER BEDROOM 11'8 x 11' (3.56m x 3.35m)

Double glazed window to front, smooth ceiling, fitted carpet, built in fitted wardrobe, radiator, door to

EN-SUITE SHOWER ROOM

Double glazed window to side, smooth ceiling with spot lights, modern white suite comprising of low level W/C, vanity wash hand basin, enclosed double shower cubicle, tiled floor, radiator.

BEDROOM TWO 11'7 x 9'8 (3.53m x 2.95m)

Double glazed window to front, smooth ceiling, fitted carpet, radiator.

BEDROOM THREE 9'9 x 9'8 (2.97m x 2.95m)

Double glazed window to side, smooth ceiling, fitted carpet, radiator.

BATHROOM

Double glazed window to side, modern white suite comprising of low level W/C, vanity wash hand basin, bath with mixer tap, part tiled walls, laminate flooring, chrome heated towel rail.

OUTSIDE REAR

South facing rear garden, mostly laid to lawn, paved patio area, flower shrub borders, timber shed to remain, water butts, timber summer house to remain, outside lighting, gated access to front.

OUTSIDE FRONT

Block paved driveway providing off street parking for vehicles.

IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: B  
The property is connected to electric, gas, mains water and sewerage.  
The property is on a Private Road and the maintenance charge is £120P/A

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.