

HARWICH ROAD, LITTLE CLACTON, ESSEX, CO16 9NE

Price

£490,000

FREEHOLD

- Five Double Bedrooms
- 25'2" Kitchen/Diner/Family Room
- Ground Floor Bathroom
- Farmland Views To Rear
 - 205' Rear Garden
- Multiple Outbuilding Presenting Business Opportunity
- South After Village Location
 - Off Street Parking
 - EPC Rating TBC
 - Council Tax Band - C



FENTONS
ESTATE AGENTS



Situated in the desirable village of Little Clacton, Fentons have the pleasure in bringing to market this FIVE BEDROOM SEMI-DETACHED CHALET with home business potential. The property features two well proportioned bedrooms on the ground floor and three additional bedrooms on the first floor. A standout feature of the home is the impressive 25'2 kitchen/diner/family room positioned at the rear of the property with bi-folding doors opening onto the extensive 205' rear garden.

Externally, the property offers a range of useful outbuildings, including one with a fitted kitchen, indoor kennel and additional outdoor kennels, presenting an excellent business opportunity for those looking to run a dog-related enterprise from home. A further 22' outbuilding currently used as a gym/games room provides additional versatile space that could be adapted for a variety of uses. Set within a generous plot in a popular village location, this unique home combines spacious family living with exciting lifestyle and business potential.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

Hallway

Built in storage cupboard. Stair flight to first floor. Tiled flooring. Radiator. Open access to Kitchen/Diner/Family room. Doors to:

Boot Room

4'9" x 3'2"

Tiled flooring. Radiator. Sealed unit double glazed window to front.

Bedroom

17' x 8'8"

Built in his and her wardrobes. Wood laminate flooring. Radiator. Sealed unit double glazed bay window to front .

Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with integrated shower controls and over head 'rainfall' shower with separate attachment. Fitted glass shower screen.

Tiled flooring. Part tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.

Bedroom

12'10" x 11'

Wood laminate flooring. Radiator. Sealed unit double glazed window to side.

Kitchen/Diner/Family Room

25'2" x 22'6"

Fitted with a range of modern matching fronted units with integrated handles. Quartz bevelled edge

work surfaces. Inset one and half bowl butler style sink drainer with pull out mono mixer tap. Inset five ring gas hob with fitted extractor above. Further selection of matching units at both eye and floor level. Built in double eye level oven. Integrated fridge/freezer. Plumbing for automatic dishwasher. Wine rack. Tiled flooring throughout. Open plan to dining area and family room. Two vertical panel radiators. Orangery style skylight. Sealed unit double glazed bi-folding doors to rear. Door to:

Utility Cupboard/Cloakroom

Tiled flooring. Plumbing for automatic washing machine. Plumbing ready for low level W/C and vanity wash hand basin.

First Floor Landing

Doors to:

Bedroom

22'6" in wardrobe x 10'

Built in wardrobes to one wall. Radiators. Two sealed unit double glazed windows to rear with distant farmland views.

Bedroom

15'4" x 10'

Built in double wardrobe with over head storage. Radiator. Sealed unit double glazed window to front.

Bedroom

12'5" 10'8"

Radiator. Sealed unit double glazed window to rear.

Outside - Rear

205'

Large entertaining patio area. Part laid to artificial grass. Pathway leading length of garden. Further patio area. Enclosed by panel fencing. Doors leading to outbuildings.

Kitchen

11' x 10'9"

Fitted with a range of modern matching fronted units. Quartz work surfaces with upstands. Inset stainless steel butler sink with pull out mono mixer tap. Further selection of matching units at both eye and floor level. Tiled flooring PVC cladding to walls and ceiling. Sealed unit double glazed window to front. Door leading to:

Kennels

25'10" x 11'

Tiled flooring with main drains. Multiple fitted metal kennels. PVC cladding to walls and ceiling. Sealed unit double glazed windows to side. Sealed unit double glazed door giving access to:

Outside Kennels

Part patio area. Outside tap. Fitted kennels. Outside lighting. CCTV. Enclosed by panel fencing.

Gym/Games Room

22' x 22' Approx

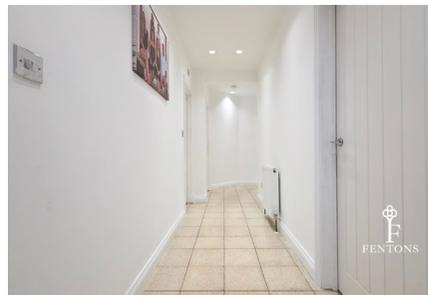
Power and lighting connected. Two sealed unit double glazed windows to front.

Outside - Front

Hard standing driveway providing off street parking. Access to front via side.

AML

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.



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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

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1,952.94 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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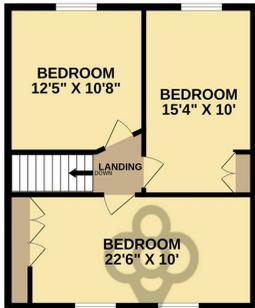
Council Tax Band

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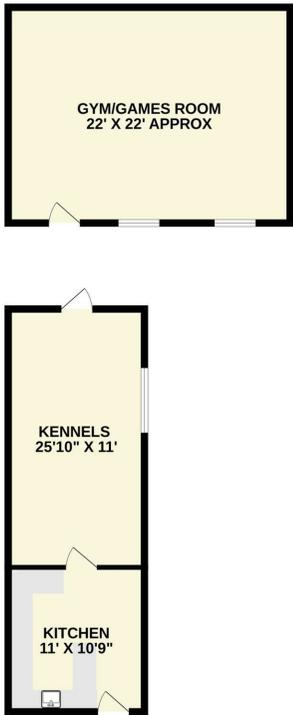
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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