

THE STREET, TENDRING, ESSEX, CO16 0BL

Price

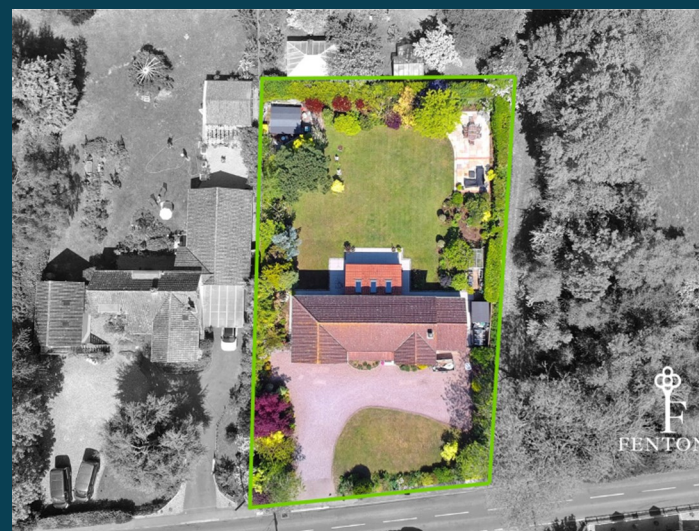
£795,000

FREEHOLD

- Four Bedrooms
- Extended & Stunning, Kitchen/Family Room With Bi-Folding Doors
 - Landscaped & Mature Gardens Situated On A 0.34 Acre Plot
 - Ground Floor Shower Room & Utility Room
 - Three Reception Rooms
 - En-Suite & Walk-in Dressing Area To Master Bedroom
- Shingled Driveway Providing Ample Off Street Parking & Garage
 - Village Location Close To Local Schools
- Within 6 Miles of Manningtree Railway Station With Direct Links To London Liverpool Street
 - Council Tax Band - E / EPC Rating - TBC



FENTONS
ESTATE AGENTS



Situated in the sought after village of Tendring and offering spacious and versatile accommodation throughout, Fentons have the pleasure in bringing to market this EXTENDED, FOUR BEDROOM DETACHED HOUSE. The property features three reception rooms and a superb extended kitchen/diner/family room forming the heart of the home, complemented by a separate utility room and a ground floor shower room. On the first floor, the master bedroom benefits from an en-suite and a walk-in open dressing area, alongside three further well proportioned bedrooms with some offering FARMLAND VIEWS. Externally, the property situates on a 0.34 acre plot enjoying beautifully landscaped and private mature gardens, ample off street parking and a garage. The Street is ideally located within walking distance to Ofsted rated 'Good' Tendring Primary school and within under 6 miles to Manningtree station for London trains in under 1 hour, 6 minutes to A120, as well as nearby amenities, countryside walks, coastal attractions and bus routes for local and independent schools.

Accommodation comprises of approximate room sizes

Composite entrance door leading to:-

Entrance Hall

Maple wood stair case leading to first floor. Understairs storage cupboard. Fitted carpet and LVT flooring. Burglar alarm. Two radiators. Obscured sealed unit double glazed full length windows to front.

Door to:-

Shower Room

Modern suite comprises low level w/c. Vanity wash hand basin with mixer tap and drawers under. Enclosed shower cubicle with wall mounted Aqualisa shower head and thermostatic controls. Panelled splashback with remaining walls tiled. LVT flooring. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.

Lounge

21'10" max x 17'8"

Stone fireplace with tiled hearth and inset Gazco LPG fire. Two radiators. Spotlights. Sealed unit double glazed bay window to front. Sealed unit double glazed windows to rear. Sealed unit double glazed French doors leading to rear garden.

Dining Room

21'8" x 11'9"

Radiator. Sealed unit double glazed windows to front and rear offering dual aspect. Door to:-

Kitchen/Family Room

23'4" x 20'9"

Modern fitted with a range of high gloss fronted units. Quartz worksurfaces. Inset stainless steel one and a half bowl sink and drainer unit. Inset five ring induction hob with extractor hood above. Double built in eye level electric ovens. Further selection of matching units at both eye and floor level. Fitted

island with a range of cupboards under and seating space. Quartz worksurface offering multi use/preparation space. Space for American style fridge/freezer. Quartz splashback. LVT flooring in family area offers underfloor electric heating. Spotlights. 3 sealed unit double glazed velux windows - 1 control operated. Sealed unit double glazed full length windows to both sides. Sealed unit double glazed bi-folding doors with 1 traffic door leading onto the stunning and well landscaped garden. Door to:-

Utility Room

8'4" x 4'5"

Fitted rolled edge worksurface with inset stainless steel bowl sink and drainer unit. Plumbing for washing machine and space for tumble dryer. Water softener. Eye level high gloss cupboards. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed door leading to rear garden.

First Floor Landing

Built in airing cupboard housing hot water cylinder. Radiator. 2 sealed unit double glazed windows to front aspect. Door to:-

Master Bedroom

21'10" max x 17'8"

Range of fitted wardrobes and drawers. Ideal walk in dressing room area. Two radiators. Sealed unit double glazed windows to front and rear aspect creating dual aspect. Door to:-

En-Suite

Suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Fitted corner shower cubicle with wall mounted Aqualisa shower attachment. Bidet. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall hung radiator. Obscured sealed unit double glazed window to rear.

Bathroom

10'3" x 7'11"

Modern white suite comprises low level w/c. Vanity wash hand basin with mixer tap and drawers under.

Enclosed panelled bath with fitted shower screen and rainwater shower head plus riser bar and Aqualisa shower attachment. Panelled splashback with remaining walls tiled. Vinyl flooring. Spotlights. Extractor fan. Wall hung radiator. Obscured sealed unit double glazed window to rear.

Bedroom 3

10'4" x 10'1"

Built in wardrobes. Loft access with pull down ladder. Radiator. Sealed unit double glazed window to rear.

Bedroom 2

13'6" x 11'10"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.

Bedroom 4

11'10" x 8'

Radiator. Sealed unit double glazed window to front.

Outside - Rear

Beautifully landscaped and peaceful garden comprising of porcelain patio to rear and side pathways. Remainder laid to lawn. Garden stocked with a range of mature, flowers, trees, shrubs and bushes. Shed to remain with power/light connected. Additional Indian Sandstone raised patio area ideal for seating and comfort. External tap. 2 external sockets. External sensor lights. Private access door to garage. Access to front via both side gates. Septic tank. Enclosed by panelled fencing.

Outside - Front

Large shingled driveway providing ample off street parking for several vehicles leading to garage with up and over door housing power and light and ample eaves storage. Remainder laid to lawn. Beds stocked with a range of shrubs, trees and hedges.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2759.39 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No - Oil

(Electricity): Yes

(Water): Yes

(Sewerage Type): Septic Tank

(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

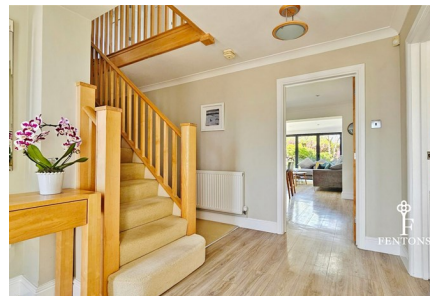
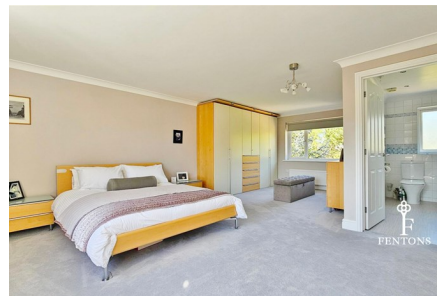
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

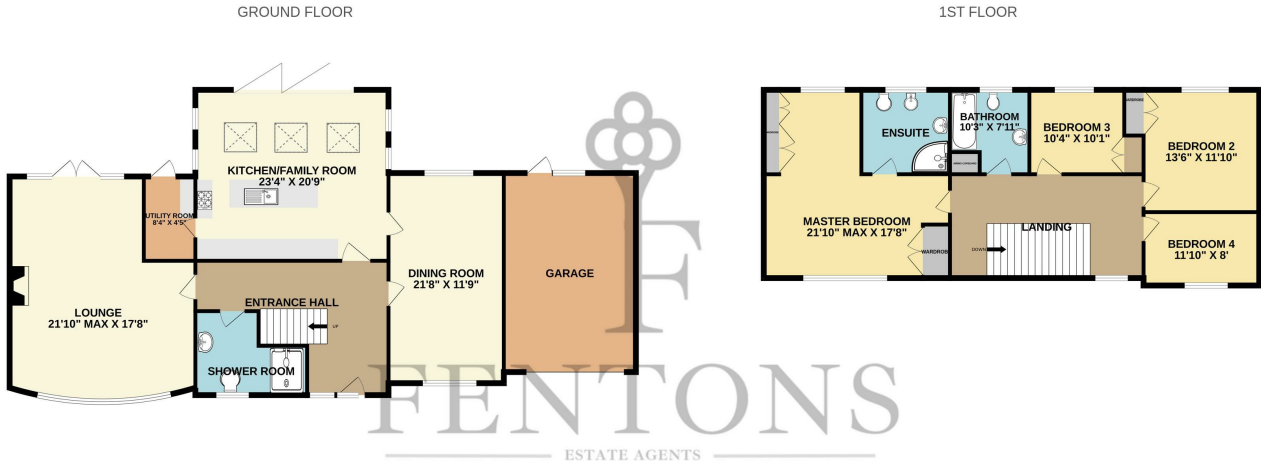
01255 779810

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Council Tax Band

D



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
<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	

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