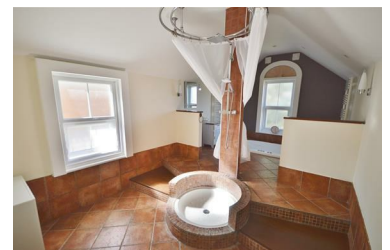




Dudley Road Clacton-On-Sea, CO15 3DW

Sheen's Estate Agents are delighted to welcome to the market this BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE. The property benefits from a substantial 150' rear, south facing garden, and 1,227 sq. ft. of generous living space, offering the perfect blend of comfort and functionality. Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street is located within half a mile with Clacton's stunning sea front and town centre around three quarters of a mile away. An early internal inspection is strongly advised to appreciate the accommodation and decor on offer.

- Four Bedrooms
- 11'1 x 12'9 Lounge
- 18'2 x 9'7 Kitchen
- 18'8 x 9'4 Conservatory/Dining Area
- Four Piece Moroccan inspired Designer Bathroom
- Approximately 150' Rear Garden
- Off Street Parking
- No Onward Chain
- Within The Catchment Areas For Several Good Rated Primary And Secondary Schools In The Tendring District
- Council Tax Band C & EPC Rating D



Price £280,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Wood panelled flooring. Doors to:

LOUNGE

11'1 x 12'9

Feature fire surround with cast iron and tiled inserts. Wood panelled flooring. Picture rail. Radiator. Double glazed bay window to front.



BEDROOM FOUR/OFFICE

12'6 x 10'8

Radiator. Double glazed window to side.



KITCHEN

18'2 x 9'7 nar to 6'3

Fitted kitchen suite comprising of Antique white laminate panelled fronted units. High gloss laminated rolled edge work surfaces with cupboards and drawers below. Breakfast bar. Range of matching wall mounted units incorporating part glass fronted display cabinets. Inset one and a half bowl sink unit with stainless steel mixer taps. Space for fridge, freezer and dishwasher (all appliances not tested). Range cooker space with extractor hood above (not tested). Space and plumbing for washing machine. Concealed wall mounted gas boiler (not tested). Slate effect laminate flooring. Radiator. UPVC double glazed doors to rear garden. Door to Cloakroom. Open access onto:



CONSERVATORY/DINING ROOM

18'8 x 9'4

Double glazed windows to the front sides and rear. Part brick built. Vaulted poly-carbonate roof. Radiator. Slate effect laminate flooring. UPVC double glazed French style doors to rear garden.



CLOAKROOM

Fitted with a white suite comprising a low level W.C. Wall mounted hand wash sink basin. Fully tiled walls. Slate effect laminate flooring. Radiator. Double glazed window to rear.



FIRST FLOOR LANDING

Split level Landing. Double glazed window to side. Loft access. Radiator. Doors to:



BEDROOM ONE

12'7 x 10'8

Built in double wardrobe. Radiator. Dual double glazed windows to front.



BEDROOM TWO

12'7 x 10'9

Radiator. Double glazed window to rear.



BEDROOM THREE

9'3 x 5'4

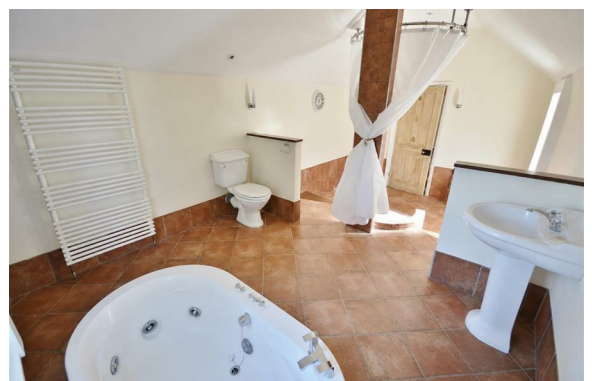
Radiator. Double glazed window to front.



DESIGNER FAMILY BATHROOM

18'5 x 9'6

Four Piece Moroccan inspired designer bathroom with terracotta tiles. The bathroom comprises feature central circular shower tray with integrated shower above. The bathroom is split level with steps leading to separate bath area which includes sunken Jacuzzi spa bath. Terracotta tiles. Pedestal wash hand sink basin with a stainless steel mixer tap. Low level W.C. Tiled flooring. Two heated towel rails. Two extractor fans. Spotlights. Double glazed windows to sides and rear.



OUTSIDE - FRONT

The front garden has a hard standing area providing off street parking. Paved pathway leading to front door. Double wooden gates give side access to:



OUTSIDE - REAR

Approximate 150' Rear Garden. Enclosed by panelled fencing. Patio paved area with the majority being laid to lawn. Borders are lined with trees and shrubs.



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 Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

BA 03/26

MONEY LAUNDERING REGULATIONS 2007 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

Particular Disclaimer

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.

Draft Details

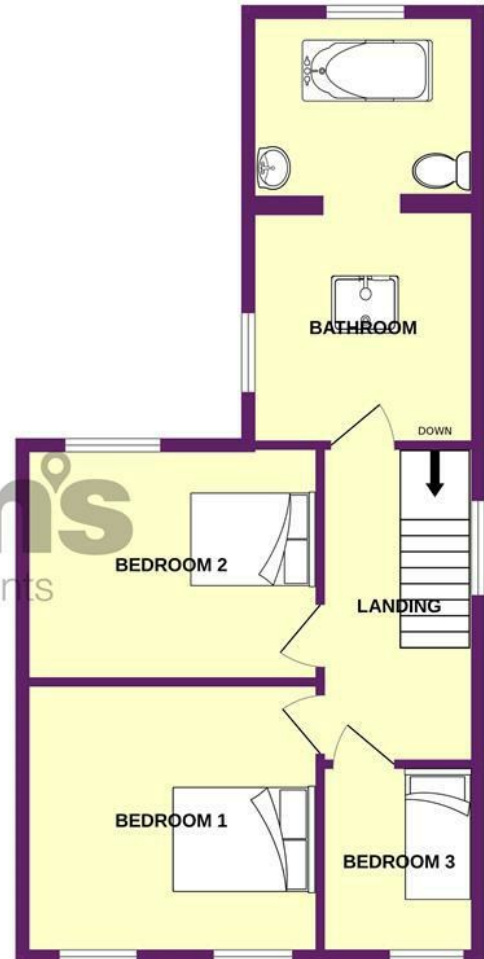
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (128.9 sq.m.) approx.

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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Selling properties... not promises

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Sheen's
The Action Agents