

AUGER ROAD, CLACTON-ON-SEA, ESSEX, CO16 9GL

Price

£415,000

FREEHOLD

- Four Bedrooms
- Bedroom Five/Study
- En-Suite To Master Bedroom
- Utility Room
- Ground Floor Cloakroom & First Floor Bathroom#
- Landscaped Rear Garden
- Ample Off Street Parking With EV Charging Point
- Bar Outbuilding
- 2022 Build With Remainder Of NHBC Warranty
- Council Tax Band - E / EPC Rating - B

 4  2  2  B

FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this impressive, FOUR/FIVE BEDROOM DETACHED HOUSE. The property was built in 2022 and offers spacious and versatile accommodation throughout. The property provides an ideal layout for modern family living, with the accommodation including a welcoming entrance hall, spacious living accommodation, a well appointed kitchen/diner, separate utility room and convenient ground floor cloakroom. The property also benefits from a versatile ground floor bedroom five/study, offering excellent flexibility. To the first floor there are four well proportioned bedrooms, with the master bedroom benefiting from its own en-suite, together with a modern family bathroom. Externally, the property has a beautifully landscaped rear garden with an added benefit of a bar outbuilding. To the front, the property offers ample off street parking for several vehicles also including an EV charging point. Auger Road is ideally positioned within easy reach of Clacton Common and its range of local amenities and is within 3 miles of Clacton-on-Sea town centre, mainline railway station and the popular seafront. An internal viewing is highly recommended to fully appreciate the spacious and versatile accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured double glazed door leading to:-

Hallway

Stair flight to first floor. Herringbone style flooring. Spotlights. Doors to:-

Lounge

13' x 10'11"

Media wall with a range of cupboards and shelving and inset electric fire. Herringbone style flooring. Spotlights. Radiator. Double glazed window to front.

Study/Bedroom Five

9'10" x 9'8"

Built in under stairs storage cupboard. Radiator. Double glazed window to front.

Kitchen/Diner

19'8" x 9'9"

Fitted with a range of matching fronted units. Hard edge worksurfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Integrated fridge/freezer and dishwasher. Breakfast bar. Herringbone style flooring. Spotlights. Radiator. Double glazed window to rear. Double glazed French style doors leading to rear garden. Door to:-

Utility Room

7'5" x 4'10"

Hard edge worksurface with plumbing for washing machine and space for tumble dryer under. Wall mounted boiler providing heat and hot water throughout. Additional eye level cupboard. Herringbone style flooring. Spotlights. Obscured double glazed door leading to rear garden. Door to:-

Cloakroom

Low level w/c. Pedestal wash hand basin with mixer tap. Tiled splash back. Herringbone style flooring. Two fitted storage cupboards with shelving above. Spotlights. Extractor fan. Radiator. Obscured double glazed window to side.

Landing

Loft access with pull down ladder. Built in storage and airing cupboard. Spotlights. Double glazed window to side. Doors to all rooms. Door to:-

Master Bedroom

11' x 10'2"

Range of fitted wardrobes. Radiator. Double glazed window to rear. Door to:-

En-Suite

Suite comprises low level. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with sliding doors and wall mounted shower attachment. Part tiled walls. LVT flooring. Spotlights. Extractor fan. Radiator. Obscured double glazed window to rear.

Bedroom Two

12' into dr x 9'9"

Range of fitted wardrobes. Radiator. Double glazed window to front.

Bedroom Three

9'8" x 9'3"

Radiator. Double glazed window to front.

Bedroom Four

7'10" x 6'7"

Radiator. Double glazed window to rear.

Bathroom

Suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with mixer tap. Tiled splash back. LVT flooring. Spotlights. Extractor fan. Radiator. Obscured double glazed window to front.

Outside - Rear

Beautifully landscaped south facing garden partly laid to porcelain paving. Remainder laid to AstroTurf. Raised beds laid with shingle. Fitted entertaining bar with power and light connected. Shed to remain. Outside tap, socket and lighting. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing off street parking for several vehicles. Remainder laid to shrubs. Beds stocked with flowers. Pathway leading to entrance door. EV charging point.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2720.63 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



41 AUGER ROAD, CLACTON-ON-SEA, ESSEX, CO16 9GL





41 AUGER ROAD, CLACTON-ON-SEA, ESSEX, CO16 9GL





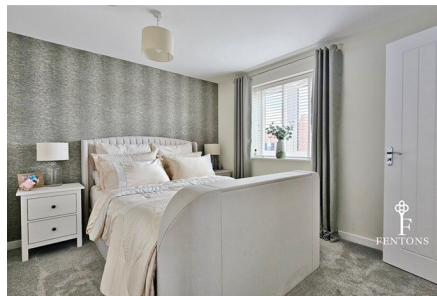
AML

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.

REFERRAL FEES

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

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.



41 AUGER ROAD, CLACTON-ON-SEA, ESSEX, CO16 9GL



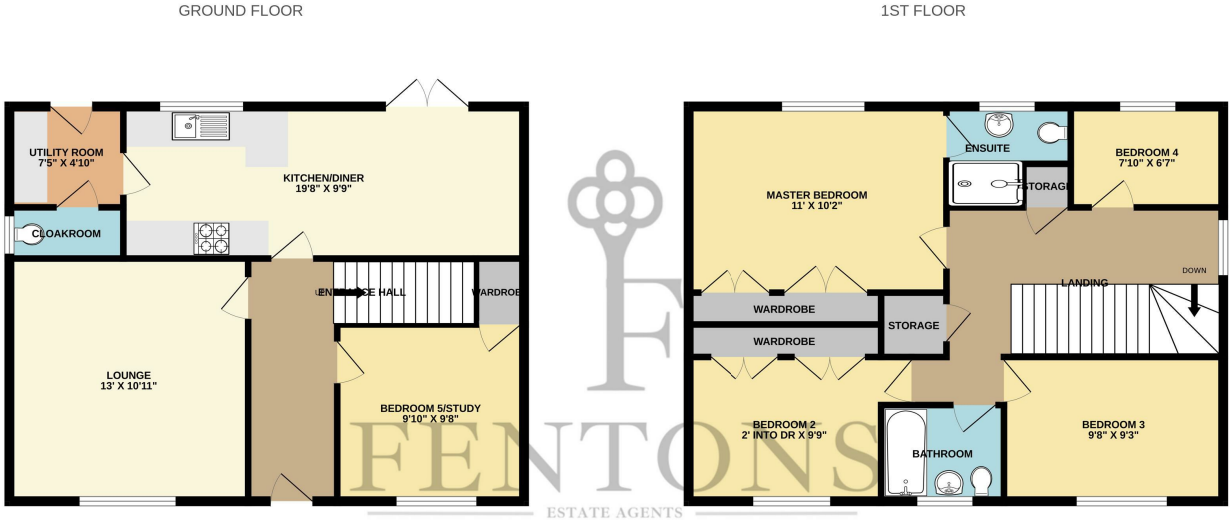
Call us on
01255 779810
info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band
E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(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 

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.



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.
Made with Metropix ©2026