

# ARNOLD ROAD, CLACTON-ON-SEA, ESSEX, CO15 1DE

Price

**£465,000**

FREEHOLD

- Three Double Bedrooms
- 150" South Facing Garden
- En-Suite To Master Bedroom
- Ground Floor Bathroom & First Floor Shower Room
- First Floor Walk In Wardrobe/Study
- Ground Floor Underfloor Heating
- Large Conservatory/Dining Area
  - Popular Royals Area
  - No Onward Chain
- Council Tax Band - D / EPC Rating - C



**FENTONS**  
ESTATE AGENTS



Built in '2007' and situated on the highly sought after Royals area of Clacton-on-Sea, Fentons are delighted to bring to market this attractive and spacious THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW. 'Oaklee' offers generous accommodation throughout and an impressive 150" SOUTH FACING GARDEN. The property also benefits from the ground floor having underfloor heating, Master Bedroom with an en-suite, ground floor bathroom and first floor shower room and a large conservatory/dining room leading to the beautiful and secluded rear garden. Located within the desirable Royals area, the property is well positioned for access to Clacton's seafront, town centre amenities, and local schooling. An early viewing is highly recommended to appreciate the space, location, and accommodation on offer.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

#### Entrance Hall

Oak stair flight to first floor. Built in storage cupboard with underfloor heating controls. Oak flooring with underfloor heating. Spotlights. Doors to:

#### Master Bedroom

17' into bay x 12'3"

Range of fitted wardrobes and drawers. Oak flooring with underfloor heating. Spotlights. Sealed unit double glazed bay window to front. Door to:

#### En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring with underfloor heating. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side

#### Bedroom Two

17' into bay x 9'8"

Oak flooring with underfloor heating. Spotlights. Sealed unit double glazed bay window to front.

#### Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with shower hose attachment. Bidet. Fully tiled walls. Tiled flooring with underfloor heating. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

#### Kitchen

15'7" x 9'8"

Modern kitchen fitted with a range of matching white fronted units. Quartz rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring induction hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Further selection of units both at eye and floor level. Corner cupboards. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Enclosed combination

boiler providing heating and hot water throughout. Obscured shelving cupboard. Under and overhead cupboard lighting. Part tiled walls. Tiled flooring with underfloor heating. Spotlights. Sealed unit double glazed window to rear. Obscured sealed unit double glazed stable style door to side giving access to rear garden and side gate.

#### Lounge

20'1" x 12'6"

Featured surround with inset electric fire. Oak flooring with underfloor heating. Wall lights. Sealed unit double glazed windows to side and rear. Sealed unit double glazed 'French' style doors leading to:

#### Conservatory/Dining Area

22'9" x 12'9" max

Tiled flooring with underfloor heating. Fitted air-conditioning unit. Pitched roof. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed double doors leading to rear garden.

#### First Floor Landing

Oak flooring. Eaves storage. Large built in airing cupboard housing oak flooring and a radiator. Sealed unit double glazed velux window to side. Doors to:

#### Bedroom Three

16'2" x 12'

Oak flooring. Built in wardrobes. Spotlights. Radiator. Sealed unit double glazed velux windows to side. Sealed unit double glazed window to rear.

#### Shower Room

Modern suite comprises of low level WC. Wash hand basin with mixer tap. Fitted corner shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Marble effect tiled flooring. Spotlights. Extractor fan. Two wall mounted heated towel rails.

#### Walk-in Wardrobe/Study

8'5" max x 6'10"

Oak flooring. Eaves storage. Spotlights. Radiator.

#### Outside - Rear

South West Facing garden partly laid to paving, shingle and slate beds. Remainder laid to lawn. Borders stocked

with low maintained Mediterranean style trees and shrubs. Summer house to remain. Access to front via side gate. Enclosed by panelled fencing. Private access to door to:

#### Garage

19'1" x 9'3"

Power and light connected. Electric up and over door. Sealed unit double glazed window overlooking rear garden.

#### Outside - Front

In and out large block paved driveway providing ample off street parking leading to garage with electric up and over door. Small featured beds stocked with shrubs and hedges. Enclosed by panelled fencing and brick wall.

#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes - Ground Floor Underfloor Heating

(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

**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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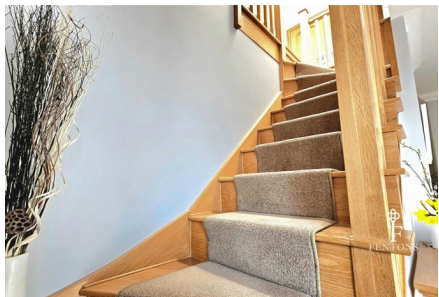


#### REFERRAL FEES

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

#### Disclaimer - Wide Angle Lens Etc

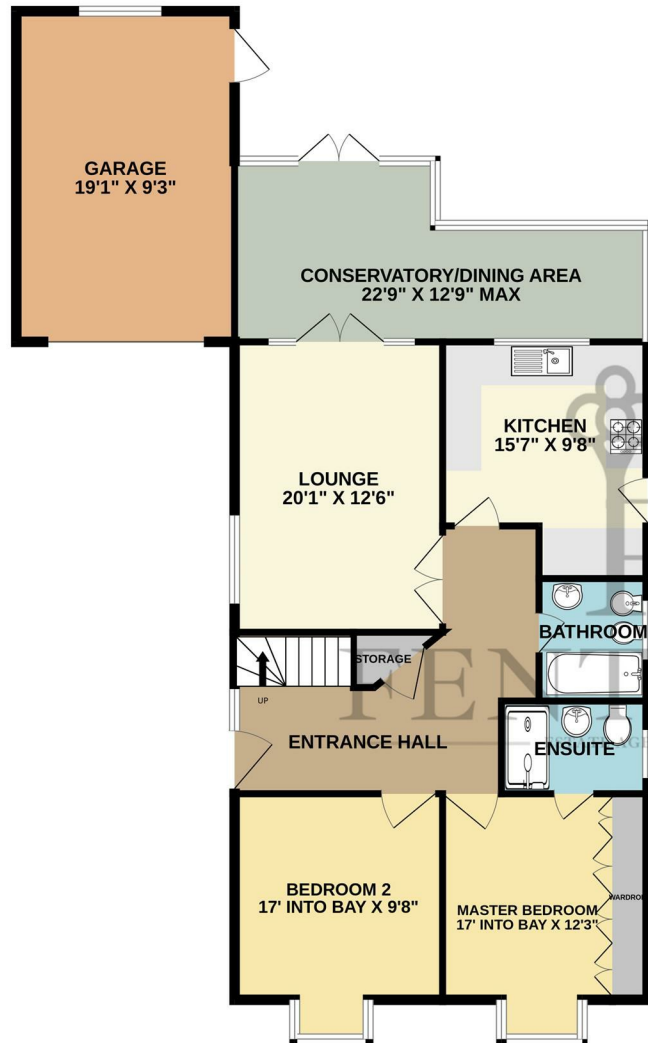
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GROUND FLOOR



1ST FLOOR



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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**D**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(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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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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