MOUNTVIEW ROAD, EAST CLACTON, ESSEX, CO15 6LW

Offers in excess of

£525,000

FREEHOLD

- Four Double Bedrooms With Two En-Suites
- Modern & Stylish Interior
- Modern Fitted Kitchen & Utility Cloakroom
- 68' Approx. Secluded Rear Garden & Summer House
- Spacious Family Home In Sought After Location
- Family Room, Dining Area & Separate Lounge
- Integral Garage & Ample Off Street Parking
- Walking Distance To Seafront, Eastcliff Recreation Ground & Holland Park Primary School
- Council Tax Band - D
- EPC Rating C

4 3 2

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Situated in the sought after EAST CLACTON AREA, within easy reach of the SEAFRONT, Fentons Estate Agents have the pleasure in offering for sale this beautifully presented EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. The property has undergone extensive modernisation and refurbishment by the current owners offering a wealth of light and spacious accommodation throughout. The property boasts three reception room, a multi-fuel burner to the formal lounge, a modern fitted kitchen and utility/cloakroom, two en-suite bedrooms and a 68' secluded rear garden. To the front is ample off street parking leading to an integral garage. Perfectly positioned within close proximity to shopping amenities, primary school and secondary school this property is not to be missed and an early viewing is strongly recommended.

Accommodation comprises of approximate room sizes

Obscured leadlight sealed unit double glazed composite entrance door with matching obscured side panels leading to:-

Hallway
Stair flight to first floor. Two built in under stairs storage cupboards. LVT flooring. Radiator. Door to:-

Lounge
15'3" x 12'
Oak mantle with inset multi fuel burner. Two radiators. Sealed unit double glazed bay window to front with fitted shutters.

12' x 10'3"
Fitted with a range of cream high gloss matching fronted units. Rolled edge wood effect worksurfaces with upstands. Inset one and a half bowl sink drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in double eye level oven. Integrated dishwasher, fridge and freezer. Wood laminate flooring. Vertical radiator. Sealed unit double glazed window to rear. Door leading to:-

Inner Hall
Wood flooring. Door to:-

Utility/Cloakroom
5'3" x 5'
Cream high gloss matching fronted units at both eye and floor level. Wood effect rolled edge worksurfaces. Inset bowl and drainer unit with mixer tap. Plumbing for washing machine. Wall mounted boiler. Low level w/c. Part tiled walls. Wood flooring. Radiator. Obscured sealed unit double glazed window to rear.

Lobby
Matching cream high gloss units at eye level. Tiled flooring. Space for tumble dryer. Obscured sealed unit double glazed door to front. Sealed unit double glazed door giving access to rear.

Integral Garage
18'3" x 8'6"
Power and lighting connected. Double swinging doors giving access to front.

Dining Area
12'10" x 9'9"
LVT flooring. Radiator. Sealed unit double glazed French style doors giving access to rear. Open access to:-

Family Room
26'6" x 10'6"
Continuation of LVT. Two radiators. Sealed unit double glazed windows to front and rear.

First Floor Landing
Loft access with pull down ladder. Part vaulted ceiling with 'Velux' skylight. Built in airing cupboard. Doors to all Rooms. Door to:-

Master Bedroom
15'3" x 11'10"
Fitted wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed bay window to front with fitted shutters. Door to:-

En-Suite
Four piece en-suite comprises low level w/c. Two vanity wash hand basins with inset shelving under. Sunken bath with central control taps. Double length shower cubicle with controls, rainfall shower and separate attachment. Fully tiled walls. Tiled flooring. Extractor fan. Inset fitted mirror. Vertical radiator. Obscured sealed unit double glazed window to front.

Bedroom Two
12'10" x 10'8"
Fitted wardrobes with mirrored sliding doors. Radiator. Sealed unit double glazed window to rear. Door To:-

En-Suite
White suite comprises vanity wash hand basin with storage drawers under. Shower cubicle with controls, rainfall shower and separate attachment. Extractor fan. Fully tiled walls. Tiled flooring. Vertical radiator. Obscured sealed unit double glazed window to rear.

Bedroom Three
165'7" x 8'3"
Radiator. Sealed unit double glazed windows to rear and side aspects with fitted shutters.

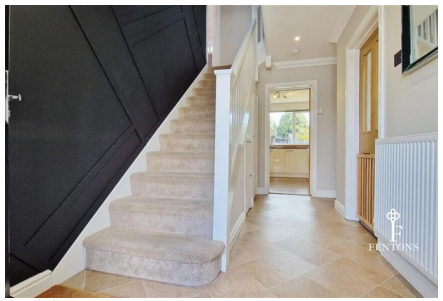
Bedroom Four
15'7" x 8'3"
Radiator. Fitted wardrobes with mirrored sliding doors. Two sealed unit double glazed windows to front with fitted shutters.

Family Bathroom
White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled P shaped bath with shower controls, overhead rainfall shower and separate attachment. Fitted glass shower screen. Fully tiled walls. Tiled flooring. Towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.

Outside - Rear
68 Approx
Patio area. Majority laid to lawn. Raised decked area providing further seating. Borders well stocked with shrubs and bushes. Outside tap. Outside double socket. Wooden storage shed

Summer House
19'10" x 11'10"
Fitted solid wood square edge worksurfaces. High gloss white floor level storage units. Windows to front. French doors to front.

Outside - Front
Paved providing ample off street parking leading to integral garage. Access to front via side.



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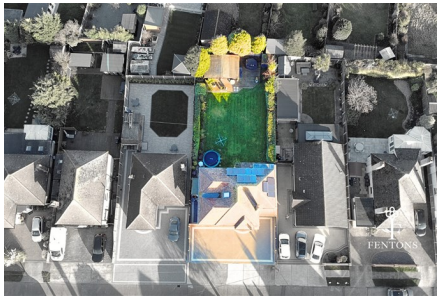


Material Information - Freehold Property -

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2025/2026 £2178 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

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.

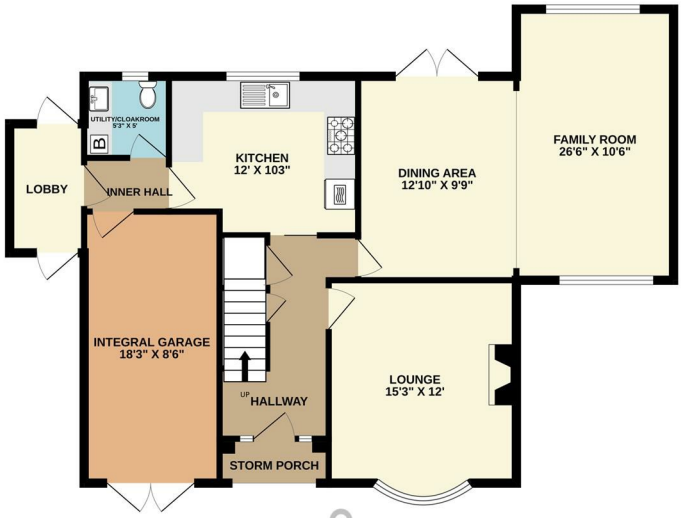
REFERRAL FEES -

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

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.

GROUND FLOOR



1ST FLOOR

8, MOUNTVIEW ROAD, CLACTON-ON-SEA, ESSEX, CO15 6LW

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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Council Tax Band

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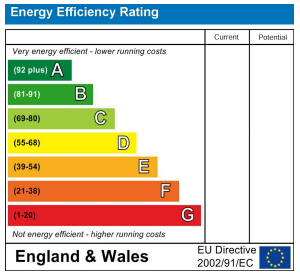

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