



**DESCRIPTION:**

Blake & Thickbroom are Pleased to be Offering this 2018 Built Detached House Situated in the Highly Regarded Village of Weeley. The Property can be Found within Approximately One Mile from Mainline Railway Station and Local Shopping Facilities. In the Valuer's Opinion, the Property has been Impeccably Maintained and an Internal Inspection is Warranted to Fully Appreciate the Quality of Accommodation on Offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the main A133 London Road. At the large roundabout take the third exit into the continuation of London Road. Proceed pass the Robin Hood Public House and Brook Retail Park. At the roundabout proceed straight across into the village of Little Clacton. Proceed through the village of Little Clacton. After a couple of miles you will pass The White Hart Public House on your left hand side. Turn left into Millers Green and the detached house will be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* TWO DOUBLE BEDROOMS \*
- \* 26'1 x 15'6 OPEN PLAN KITCHEN SITTING ROOM \*
- \* KITCHEN AREA FITTED WITH ELECTRIC HOB, DOUBLE OVEN, DISHWASHER, WASHING MACHINE, FRIDGE & FREEZER \*
- \* GROUND FLOOR CLOAKROOM \*
- \* GAS UNDERFLOOR HEATING TO GROUND FLOOR & RADIATORS ON THE FIRST FLOOR \*
- \* UPVC DOUBLE GLAZING \*
- \* SOUTH WESTERLY FACING REAR GARDEN \*
- \* PRIVATE PARKING FOR TWO CARS \*
- \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Composite entrance door to entrance hall. Stairs to first floor. Door to Lounge/Kitchen, further door to Ground Floor Cloakroom.

**GROUND FLOOR CLOAKROOM:**

Fitted with concealed cistern low level WC, semi pedestal wash basin. Tiled flooring, partially tiled walls. Double glazed window to front.

**OPEN PLAN LIVING ROOM:** 26'1 (7.95m) x 15'6 (4.72m)

(bay, maximum). The lounge area measures 15'6 x 12'8 with built in understairs storage cupboard. Double glazed bay window to side, double glazed doors with matching glazed side panels to rear garden, open plan access to kitchen area.

**KITCHEN AREA:** 13'5 (4.09m) x 7'2 (2.18m)

Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset one and a half bowl sink unit with mixer tap over, cupboards, drawers and storage space under, range of matching eye level cupboards, integrated electric hob with double oven under, extractor canopy above, further integrated dishwasher, fridge, freezer and washing machine, concealed wall mounted gas boiler serving underfloor heating to the ground floor and radiators to the first floor. Double glazed window to front.

**FIRST FLOOR LANDING:**

Linen cupboard fitted with shelving. Radiator.

**BEDROOM ONE:** 15'6 (4.72m) x 9'7 (2.92m)

(max). Fitted mirror fronted wardrobes. Radiators. Double glazed windows to front and side.

**ADDITIONAL BEDROOM ONE PHOTO:****BEDROOM TWO:** 13'8 (4.17m) x 8'6 (2.59m)

(to wardrobes). Radiator. Double glazed window to front affording farmland views.

**BATHROOM:**

White suite comprising of concealed cistern low level WC, hanging wash basin with cupboards under, panelled bath with mixer tap, further wall integrated shower unit, chromium effect radiator. Tiled flooring, partially tiled walls. Double glazed window to side.

**OUTSIDE:**

Lawned rear garden with paved patio area and pathway, further hardstanding with timber storage shed. The garden is partially retained by brick wall and timber fencing. Personal gate to private block paved driveway affording off road parking for two vehicles.

**ADDITIONAL BEDROOM 2:****AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council tax band is band: D EPC rating is: B

Services connected

Electricity - Yes

Gas- Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Non standard property features to note - No

We have been advised by the seller there is a service charge payable of approximately £140 per annum as a contribution to the maintaining of the Green and other communal parts. The owner is currently awaiting confirmation on the new annual charge.



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