



**DESCRIPTION:**

VILLAGE LIVING FOR A LARGE FAMILY !

A beautifully presented detached family home having been rebuilt in 2001-2002 and now offering spacious and well appointed accommodation on two floors totalling approximately 2800sq ft.

The property has been maintained in excellent order throughout by the current owners and has the last few years been fitted with an air source heat pump to provide heating via radiators and supported by a large solar panel system with back up battery facility to provide this energy efficient home. The property is located within a semi rural location and is within walking distance of the popular St Andrews primary school and offers excellent main road access to neighbouring villages and Clacton's town centre. As the vendors chosen sole agent an early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass road. Continue along the bypass road straight across the first roundabout onto the second part of the bypass. Take the third exit at the next roundabout towards Little Clacton. At the mini roundabout turn left into London Road and proceed along this road into the centre of Little Clacton. Proceed through the village for one and a half miles towards the village of Weeley. Past the White Hart public house taking the next turning right at the war memorial into Bentley Road. Property can be found on the right hand side.

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

\* FIVE BEDROOMS \* THREE EN SUITE SHOWER ROOMS \* FAMILY BATHROOM \* 17'8 x 17'3 GALLERIED LANDING \* 17'1 x 14'3 RECEPTION HALLWAY \* 28' x 19'1 LOUNGE \* 22' x 22' L SHAPED CONSERVATORY WITH SEMI SUBMERGED SWIM TUB \*\* 17'2 x 16'3 LUXURY FITTED KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \*

\* 14'6 DINING ROOM \* 10'8 STUDY \* G/F CLOAKROOM \* PARKING FOR NUMEROUS VEHICLES \*\* LARGE SOLAR PANEL SYSTEM WITH BATTERY STORAGE FACILITY \*

\* ELECTRIC AIR SOURCE HEAT \* DOUBLE GLAZED THROUGHOUT \*

\* SPLIT LEVEL LANDSCAPED REAR GARDEN \* SOLE AGENTS \*

**FIRST FLOOR BEDROOM ONE:** 18'0 (5.49m) x 10'8 (3.25m)

Built in wardrobes with cream coloured high gloss finish doors, integrated dressing table and wardrobes with hanging rails and light. Radiator, window to front, access to dressing room.

**DRESSING ROOM:** 10'7 (3.23m) x 6'10 (2.08m)

(into wardrobe recess)A range of built in wardrobes with white laminated fronted doors, down lighters, further internal door to en suite.

**EN SUITE SHOWER ROOM:**

Double width shower cubicle, vanity wash basin, range of built in storage cupboards, low level WC, fully tiled walls, laminated wood flooring, down lighters, radiator. Window to side.

**BEDROOM TWO:** 17'2 (5.23m) x 13'1 (3.99m)

Radiator, window to front.

**BEDROOM THREE:** 13'5 (4.09m) x 10'4 (3.15m)

Radiator, built in wardrobes, window to rear, internal door to en suite.

**EN SUITE SHOWER ROOM:** 10'4 (3.15m) x 8'5 (2.57m)

Double width shower cubicle, pedestal wash basin, low level WC, laminated wood flooring, radiator, down lighters. Window to rear.

**BEDROOM FOUR:** 15'3 (4.65m) x 14'6 (4.42m)

(max) Radiator, window to rear.

**FAMILY BATHROOM:** 10'11 (3.33m) x 10'5 (3.18m)

Luxuriously appointed with rolled top white bath with mixer taps, corner shower cubicle, low level WC, His & Hers single bowl wash basins with cupboards under, fully tiled walls. Stardess tiled flooring. Radiator, down lighters, integrated ceiling speaker system. Extractor fan, window to rear.

**GALLERIED LANDING:** 17'8 (5.38m) x 17'3 (5.26m)

Walk in airing cupboard, radiator, access to loft with fitted ladder (we understand from the current owners the loft area is fully bordered with power and light connected and houses the solar panel system and batteries). Two radiators, window to front. Stair flight to ground floor.

**RECEPTION HALLWAY:** 17'1 (5.21m) x 14'3 (4.34m)

Double glazed entrance door to reception hallway. Laminated wood flooring, fitted log burner to recess. Down lighters, radiator.

**DINING ROOM:** 14'6 (4.42m) x 10'3 (3.12m)

Laminated wood flooring, radiator, window to front.

**STUDY:** 10'8 (3.25m) x 9'3 (2.82m)

Laminated wood flooring, radiator, window to front.

**GROUND FLOOR CLOAKROOM:**

Low level WC, pedestal wash basin, radiator, extractor fan.

**LOUNGE:** 28'0 (8.53m) x 19'1 (5.82m)

(max) Three radiators, window to front, french style glazed doors to rear garden and further internal glazed double doors with matching glazed side panels leading to conservatory. Internal door to bedroom five.



**CONSERVATORY:** 22'0 (6.71m) x 22'0 (6.71m)

L Shaped in design with tiled flooring and under floor heating. Semi submerged swim tub to remain, vaulted panelled roof. Windows to side and rear, glazed double doors to outside.

**BEDROOM FIVE:** 17'3 (5.26m) x 8'9 (2.67m)

Radiator, window to front, door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Double width shower cubicle, low level WC, heated towel rail, under floor heating, vinyl flooring, vanity hand wash basin. Mezzanine panelling to walls, window to rear.

**KITCHEN BREAKFAST ROOM:** 17'2 (5.23m) x 16'3 (4.95m)

L shaped in design. Luxuriously appointed with a range of two tone coloured laminated fronted units with solid wood work surfaces with matching upstands and inset one and a half bowl single drainer sink unit and mixer taps. Cupboards under, eye level cupboards with lighting below. Wall mounted extractor hood, integrated dish washer, fridge and wine cooler. Matching dresser unit with eye level glazed display cabinets. Pull out larder unit and further built in corner carousel unit. Centre island with solid wood worktops and cupboards under. Laminated wood flooring, upright radiator. Windows to side and rear, glazed double doors to outside. Further internal door to utility room.

**UTILITY ROOM:** 7'3 (2.21m) x 6'7 (2.01m)

Laminated work surfaces with cupboards under, eye level cupboards, laminated wood flooring.

**OUTSIDE:**

Stone driveway to the front of the property. Concrete parking bays and further block paved parking areas to the front of the property providing off road parking for numerous vehicles enclosed by fencing and hedgerow. Gated access to the right hand side of the property with fitted air source heat pump, small log storage shed. Further access to split level designed lawned rear garden with well stocked flower and shrub borders, mature trees. Full width paved patio area, ornamental gazebo. Timber framed workshop and log cabin to the base of the garden both with power and light connected. Further garden shed to the rear of the log cabin. Outside tap, outside lighting, outside power points. The rear garden is enclosed by panel fencing and mature trees.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: E. EPC: B

Services connected

Electricity - Yes

Gas - Yes connected to the property but current meter removed due to alternative heating system.

Water - Yes

Sewerage Type Mains

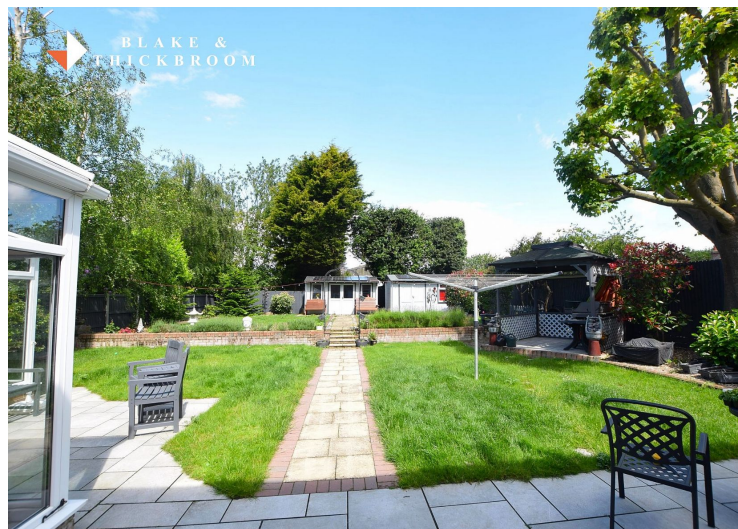
Telephone and Broadband- Yes

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.

Any additional property charges - None

Non standard property features to note - No





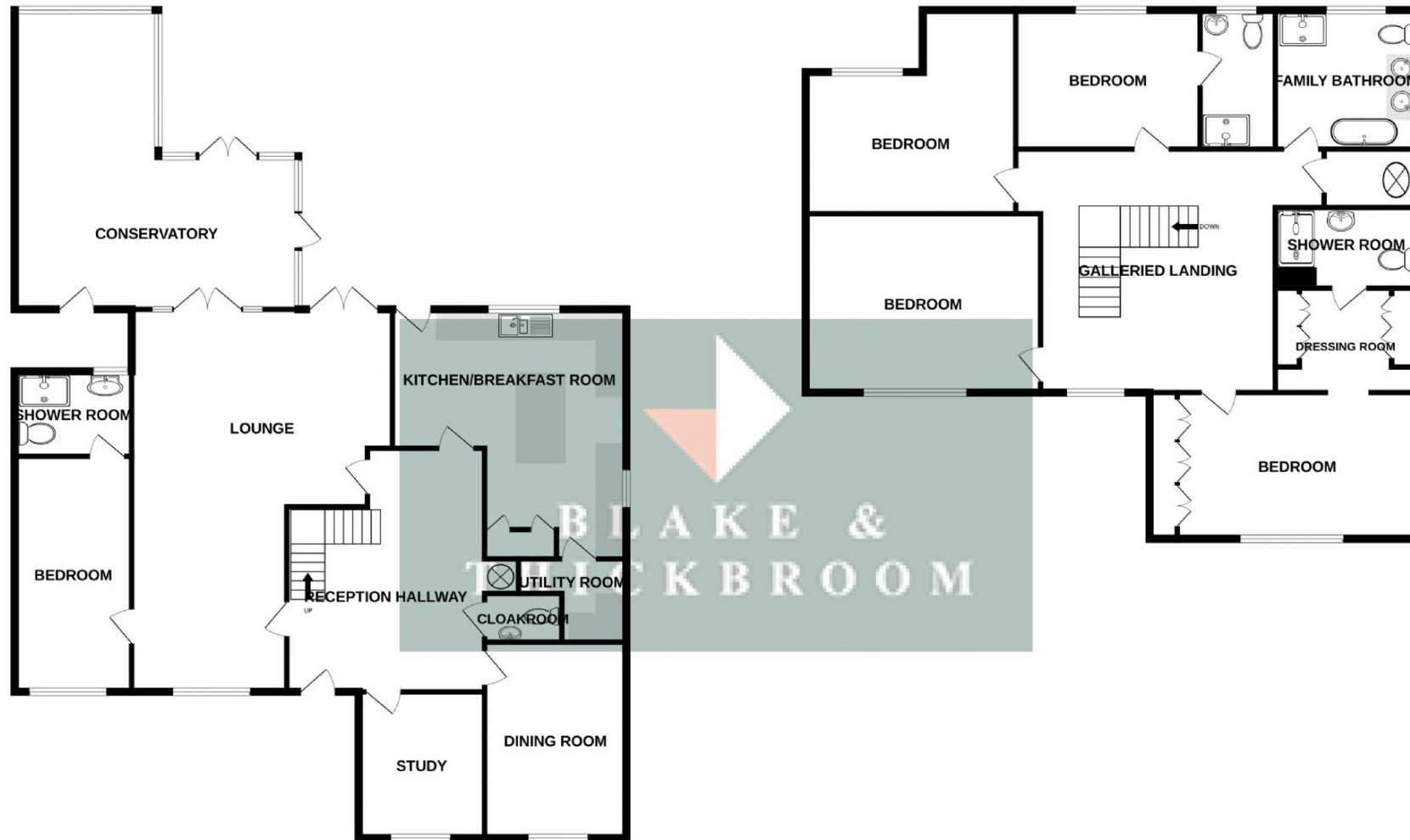






## GROUND FLOOR

## 1ST FLOOR



BENTLEY ROAD, WEELEY, ESSEX, CO16 9DP

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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