



**WEELEY ROAD,
LITTLE CLACTON, ESSEX, CO16 9EN
£340,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented spacious three bedroom family home situated on this small private development on the outskirts of Little Clacton. The property is within easy access of local primary schools & shopping facilities, bus routes to Clacton's town centre & the A120 leading to Colchester and London. An internal inspection is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road, upon reaching the main London Road roundabout take the second exit onto the new bypass road. Across the first roundabout proceed to the second roundabout and take the third exit sign posted toward the village of Lt Clacton. Left at the next roundabout into London Road Little Clacton. Proceed into the centre of the village passing the Blacksmith Arms on the right hand side and continue through the village for a further quarter of a mile past Plough corner and Harwich Road on the right hand side. Proceed a short distance on the next bend the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * ENSUITE SHOWER ROOM *

* FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM *

* 17'6 x 14'10 LOUNGE * 10'5 x 8'11 KITCHEN *

* GAS HEATING * DOUBLE GLAZING *

* BEAUTIFULLY PRESENTED REAR GARDEN *

* GARAGE (15'8 x 8'6) & OFF ROAD PARKING *

* WALKING DISTANCE TO LOCAL SHOPPING FACILITIES AND BUS ROUTES *

* DIRECT ROUTE TO A120 LEADING TO COLCHESTER AND LONDON *

* SOLE AGENTS * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'11 (3.94m) x 10'7 (3.23m)

Radiator. Fitted wardrobes. Double glazed window to front. Door to:

ENSUITE SHOWER ROOM:

Comprising of shower tray with sliding door, shower attachment, low level WC, vanity hand wash basin. Radiator. Fully tiled walls, tiled flooring. Extractor fan. Double glazed window to front.

BEDROOM TWO: 15'6 (4.72m) x 8'11 (2.72m)

Two radiators. Fitted wardrobes. Double glazed windows to front and rear.

BEDROOM THREE: 10'8 (3.25m) x 10'7 (3.23m)

Radiator. Double glazed window to rear.

BATHROOM:

Comprising of panelled bath with shower attachment and screen, low level WC, pedestal hand wash basin. Heated towel rail. Fully tiled walls, tiled flooring. Extractor fan. Double glazed window to rear.

FIRST FLOOR LANDING:

Radiator. Loft access. Airing cupboard. Doors to all rooms. Stairs to ground floor.

ENTRANCE HALL:

Entrance door. Radiator. Doors to all rooms. Stairs to first floor.

GROUND FLOOR CLOAKROOM:

Fitted with a low level WC, vanity hand wash basin. Radiator. Part tiled walls, tiled flooring. Double glazed window to side.

KITCHEN: 10'5 (3.18m) x 8'11 (2.72m)

Modern fitted kitchen comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, extractor hood. Part tiled walls, fully tiled floor. Radiator. Double glazed window to front.

LOUNGE: 17'6 (5.33m) x 14'10 (4.52m)

Two radiators. Gas fire with stone surround. Double glazed window to side, double glazed window and doors leading to the rear.

OUTSIDE:

Paved driveway affording access for off road parking with lawned front, shingled area adjacent to the house. Side access leading to the rear garden. Decking adjacent to the house, the rest of the garden is laid to lawn with flower and shrub borders. Outside electric sockets, outside lighting, outside tap. The garden is partially retained by wooden panelled fencing. Service door to garage with up and over door (15'8 x 8'6) with wall mounted boiler, power and light connected.

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AGENTS NOTES:

Material information for this property

Tenure is Freehold.

Council Tax Band C. EPC Rating C.

Services connected.

Electricity - Yes.

Gas - Yes.

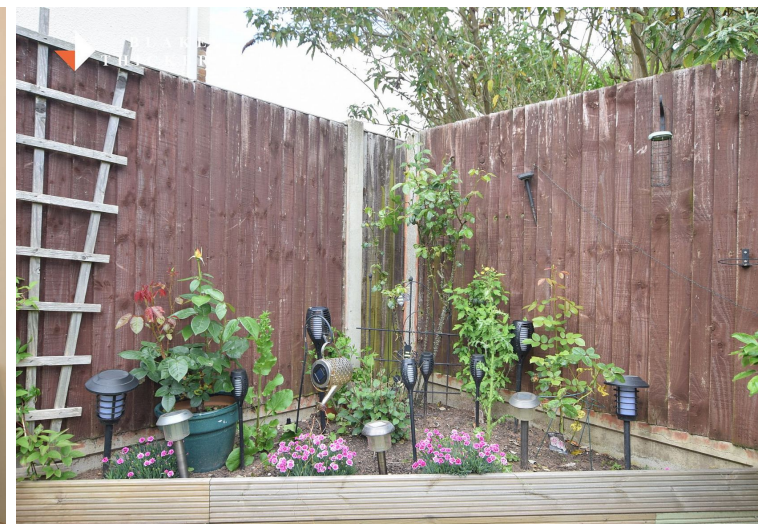
Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No,

Non standard property features to note - None.



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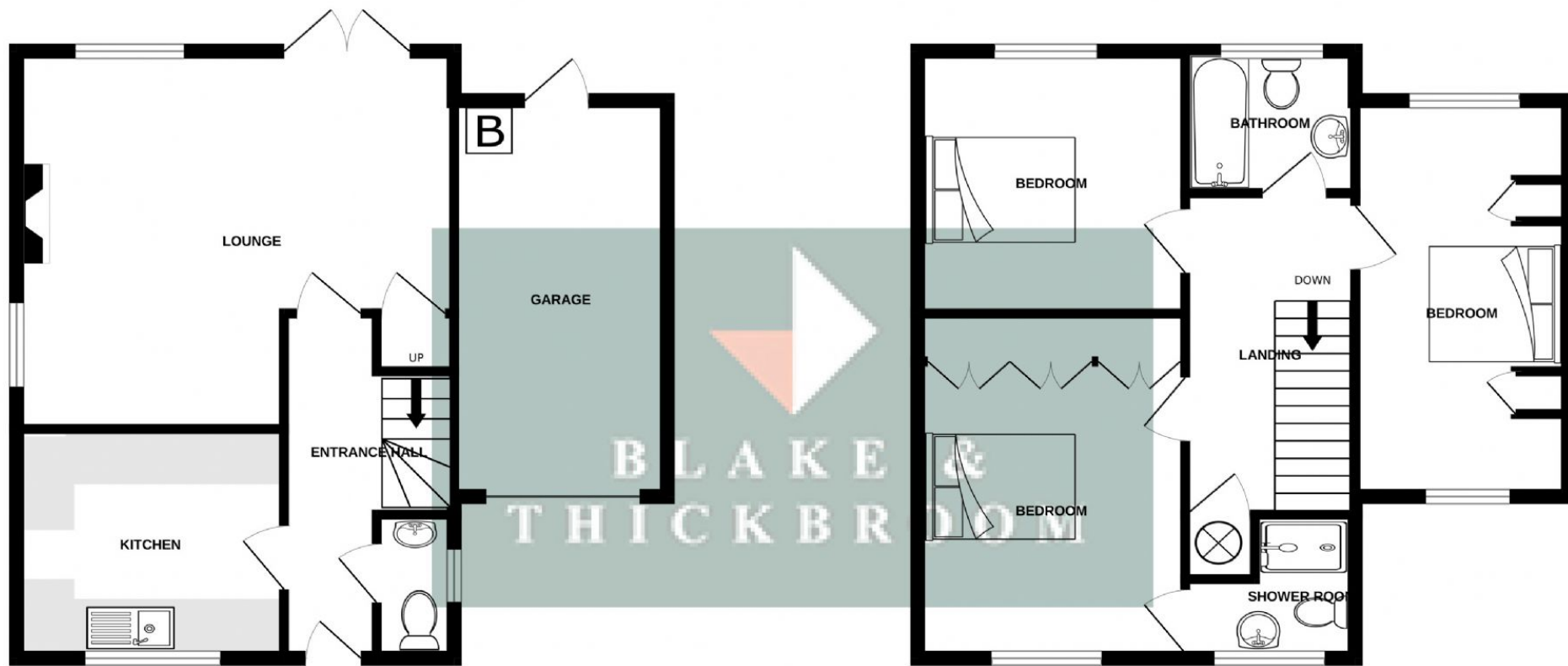


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GROUND FLOOR

1ST FLOOR



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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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