



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this modern semi detached family home situated within the highly regarded village of Little Clacton. This energy efficient open plan design home enjoys access to favoured school catchment areas and within a 5 minute drive of major supermarket outlets.

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. Proceed straight across the first roundabout at the second roundabout take the third exit into Progress Way. First exit at the next roundabout into London Road Little Clacton. Proceed through the village of Little Clacton passing the Blacksmith Arms on the right. Proceed through a sharp left and right turn (Plough Corner) before finding Springfield Meadows on the right hand side. Proceed into Springfield Meadows and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 14' x 10' LOUNGE *

* 13'9 x 6'2 FITTED KITCHEN WITH INTEGRATED APPLIANCES *

* GROUND FLOOR WC * FIRST FLOOR FAMILY BATHROOM *

* GAS HEATING - UNDERFLOOR HEATING TO GROUND FLOOR, RADIATORS TO FIRST FLOOR * SOUTHERLY FACING REAR GARDEN *

* OFF ROAD PARKING TO FRONT * ADDITIONAL ALLOCATED PARKING TO THE REAR *

* LOCATED WITHIN A 5 MINUTE DRIVE OF FAVOURED SCHOOLS, SHOPPING FACILITIES * MAINLINE RAILWAY STATION *

* VILLAGE LOCATION * VIEWING RECOMMENDED *

ENTRANCE HALL:

Composite style double glazed entrance door to entrance hall. Vinyl tiled flooring, turning stair flight to first floor with storage space under, doors to kitchen and ground floor cloakroom.

GROUND FLOOR CLOAKROOM:

Fitted with a white suite comprising low level WC, vanity wash basin with marble tiled flooring.

KITCHEN: 13'9 (4.19m) x 6'2 (1.88m)

Fitted with a range of laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with mixer taps over. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated electric hob, oven under, further integrated washing machine, dish washer, fridge and freezer. Vinyl tiled flooring, double glazed window to front. Open plan access to lounge/diner.

LOUNGE: 14'0 (4.27m) x 10'0 (3.05m)

UPVC double glazed doors and matching glazed side panels affording access to rear garden.

FIRST FLOOR LANDING:

Access to loft, built in storage cupboard housing wall mounted gas boiler, radiator, doors to bedrooms and bathroom.

BEDROOM ONE: 14'0 (4.27m) x 9'2 (2.79m)

(max into recess) Radiator, double glazed window to rear.

BEDROOM TWO: 10'8 (3.25m) x 8'4 (2.54m)

(to built in wardrobes) Radiator, double glazed window to front.

FAMILY BATHROOM:

Fitted with a white suite comprising of pedestal wash basin, low level WC, panelled bath with wall mounted shower unit over, part tiled walls, radiator, double glazed window to side.

OUTSIDE:

Block paved frontage providing off road parking for one vehicle. Pedestrian access to the side of the property to the rear garden. The rear garden is approx 38' in length and enjoying a southerly aspect. Paved patio area adjacent to the rear of the property leading to formal lawned areas with a raised decked area to the foot of the garden ideally situated for late afternoon sun. The garden is retained by timber panel fencing and brick wall and personal access to the rear with additional allocated parking space.

AGENTS NOTES:

Material information for this property.

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

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 - None

Non standard property features to note - Yes

Solar panels are fitted on the roof at the rear of the property which are owned by the current owners. This creates a small quarterly income details to be advised.



GROUND FLOOR

1ST FLOOR



SPRINGFIELD MEADOWS, LITTLE CLACTON, ESSEX, CO16 9EB

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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