



**SPINDLE DRIVE,  
LITTLE CLACTON, ESSEX, CO16 9GX  
£280,000 (Offers in excess of)**

**DESCRIPTION:**

FAMILY LIVING ON THREE FLOORS. NO ONWARD CHAIN

Built in 2022 by Persimmon Homes is this well presented semi detached house offering family accommodation over three floors and being conveniently located within the popular newly built Flint Grange development on the outskirts of the village of Little Clacton. As the vendor's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 to the main London Road roundabout. Upon reaching the roundabout, take the fourth exit on the right into the original part of St John's Road. Proceed into the centre of Great Clacton, left at the former Queen's Head Public House, into North Road. Proceed along North Road taking the second turning right into Thorpe Road. Proceed along Thorpe Road for approximately one mile across two mini roundabouts. Upon reaching the next roundabout, Crusader Business Park, take the second exit straight across the roundabout, second exit at the next roundabout into the new entrance of Flint Grange development into Auger Road. Second turning left into Spindle Drive and the property will be found on the right hand side.

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

\* THREE BEDROOMS \* ENSUITE SHOWER ROOM \*

\* FIRST FLOOR BATHROOM \* GROUND FLOOR CLOAKROOM \*

\* 14'8 x 12' LOUNGE DINER \* \*NO ONWARD CHAIN\*

\* 11'10 x 9 FITTED KITCHEN with BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD, INTEGRATED FRIDGE AND FREEZER, WASHING MACHINE \*

\* DOUBLE GLAZED THROUGHOUT \* GAS HEATING VIA RADIATORS \*

\* BALANCE OF 10 YEAR BUILDER'S WARRANTY \*

\* LAWNED REAR GARDEN \* OFF ROAD PARKING \*

\* SOLE AGENTS \* VIEWING RECOMMENDED \*

**SECOND FLOOR: BEDROOM ONE:** 15'7 (4.75m) x 8'8 (2.64m)

(into dormer recess). Radiator. Sloping ceilings. Dormer window to front. Internal door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, pedestal wash basin, low level WC. Part tiled walls. Radiator. Skylight window.

**LANDING:**

Eaves storage cupboard. Stairflight to first floor.

**BEDROOM TWO:** 12'0 (3.66m) x 9'0 (2.74m)

(max). Radiator. Window to rear.

**BEDROOM THREE:** 12'0 (3.66m) x 10'5 (3.18m)

(narrowing to 9'). Radiator. Window to front.

**BATHROOM:**

White suite comprising of panelled bath with mixer tap, pedestal wash basin, low level WC. Part tiled walls. Radiator. Extractor fan. Window to side.

**LANDING:**

Radiator. Stairflight to ground floor.

**ENTRANCE LOBBY:**

Double glazed entrance door to entrance lobby. Radiator. Further internal door to:

**LOUNGE DINER:** 14'8 (4.47m) x 12'0 (3.66m)

Radiator. Understairs storage cupboard. Window to front. Door to:

**INNER HALLWAY:**

Stairflight to first floor and further door to:

**GROUND FLOOR CLOAKROOM:**

White suite comprising of low level WC, pedestal wash basin. Radiator. Extractor fan.

**KITCHEN:** 11'10 (3.61m) x 9'0 (2.74m)

Well appointed with a range of coloured laminated fronted units comprising of laminated work surfaces with matching upstands with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset four ring gas hob with extractor hood above, stainless steel splashback and single oven below, integrated fridge and freezer, integrated washing machine, cupboard housing combi boiler. Tiled flooring. Window to rear, glazed double doors to rear garden.

**OUTSIDE:**

Flower and shrub borders to front garden, block paved drive to car port area providing off road parking for two vehicles. Side gate access to enclosed patio area, further gate leading to lawned garden with flower and shrub borders, further decked patio area at the base of the garden with ornamental pergola. The rear garden is enclosed by panelled fencing.



