



**MUNNINGS DRIVE,  
CLACTON-ON-SEA, ESSEX, CO16 8YJ  
£325,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN!

Blake & Thickbroom are pleased to present this well-maintained four-bedroom detached family home, ideally located on the highly regarded Cann Hall development. This spacious property boasts a desirable southerly-facing rear garden and offers generous living accommodation throughout.

Positioned within walking distance of local schools and just a five-minute drive to major shopping facilities, the home offers convenience as well as comfort – perfect for families. Early viewing is highly recommended to avoid disappointment. Contact our office today to arrange your appointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left hand side (fire station on the left) into St Johns Road. Take the first right into Constable Avenue, first right into Munnings Drive and the property can be found on the right hand side.

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

\* VIDEO TOUR AVAILABLE \* FOUR BEDROOMS \*

\* 20'3 x 10'10 LOUNGE \* 20'1 x 11 KITCHEN \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* SOUTHERLY FACING REAR GARDEN \*

\* OFF ROAD PARKING \* GARAGE \*

\* WALKING DISTANCE OF LOCAL SCHOOLS \*

\* NO ONWARD CHAIN \* SOLE AGENTS \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 12'7 (3.84m) x 10'11 (3.33m)

Radiator, fitted wardrobe, replacement double glazed window to rear.

**BEDROOM TWO:** 12'7 (3.84m) x 7'6 (2.29m)

Radiator, replacement double glazed window to front.

**BEDROOM THREE:** 12'1 (3.68m) x 7'7 (2.31m)

Radiator, replacement double glazed window to side.

**SHOWER ROOM:**

Fitted with low level WC, pedestal hand wash basin, shower unit with shower attachment above. Heated towel rail, fully tiled walls, tiled flooring. Replacement double glazed window to side.

**FIRST FLOOR LANDING:**

Storage cupboard housing wall mounted gas boiler and hot water tank. Access to loft, radiator, doors to all rooms. Stairs to ground floor.

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Stairs to first floor with under stairs storage cupboard, radiator, doors to all rooms.

**LOUNGE:** 20'3 (6.17m) x 10'10 (3.30m)

Two radiators, two replacement double glazed windows to front.

**DINING ROOM:** 9'5 (2.87m) x 8'9 (2.67m)

Radiator, replacement double glazed window to side.

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, vanity hand wash basin, fully tiled walls, radiator, replacement double glazed window to side.

**BEDROOM FOUR/STUDY:** 11'0 (3.35m) x 7'7 (2.31m)

Radiator, replacement double glazed french style doors to garden.

**KITCHEN:** 20'1 (6.12m) x 11'0 (3.35m)

Fitted with wooden work surfaces with inset twin drainer sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards. Inset four ring electric hob with extractor hood above. Integrated oven with grill and cupboards above and below. Integrated fridge freezer and washing machine. Two radiators, replacement double glazed window to rear, replacement double glazed single door to rear garden.

**OUTSIDE:**

Block paved driveway to the front providing off road parking with further access to garage with up and over door, power and light connected (Currently divided with stud work wall providing access to utility room space by remainder of garage). Gate and pathway to the right hand side of the property. The remainder is laid to lawn with hedge borders. The rear garden enjoys a southerly facing aspect being low maintenance paved garden retained by a variety of mature plants and shrubs. The garden is retained by wooden panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC :D

Services connected:

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

Any additional property charges: No

Non standard property features to note: None





