



DONNE DRIVE,
CLACTON-ON-SEA, ESSEX, CO15 2ND
£275,000 (Asking Price)

DESCRIPTION:

Beautifully presented detached chalet style home situated in an established quiet cul-de-sac on the popular Tudor development on the Western outskirts of Clacton's town centre. The property has been maintained in excellent order throughout for many years by the current owner and is now offered for sale with no onward chain and is conveniently located within walking distance of local parade of shops and chemist and bus route to main town centre. An internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade West for approximately a quarter of a mile passing the Toby Carvery on the left, leading into West Road. Continue along this road passing the golf club on the left hand side and at the mini-roundabout (the Three Jays Public House ahead of you), turn left into Golf Green Road, first right into Crossways, second right into Donne Drive. Proceed a short distance and the property will be found on the right hand side halfway along in the cul-de-sac.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * GROUND FLOOR BATHROOM *

* 19' LOUNGE DINER * 11'3 CONSERVATORY *

13'9 FITTED KITCHEN WITH BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD,
INTEGRATED FRIDGE, FREEZER *

* REPLACEMENT DOUBLE GLAZING * GAS HEATING *

* APPROX 65' ESTABLISHED REAR GARDEN *

* GARAGE & OFF ROAD PARKING *

* NO ONWARD CHAIN * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 16'6 (5.03m) x 10'5 (3.18m)

Radiator. Sloping ceilings. Eaves storage, further built in storage cupboard housing combi gas boiler. Loft access. Window to rear.

BEDROOM TWO: 10'9 (3.28m) x 10'5 (3.18m)

Radiator. Sloping ceilings. Eaves storage cupboard. Loft access. Window to front.

LANDING:

Airing cupboard. Dormer window to side. Stairflight to ground floor.

ENTRANCE HALL:

Double glazed side entrance door with matching glazed side panel to entrance hall. Radiator. Understairs storage cupboard.

LOUNGE DINER: 19'0 (5.79m) x 10'10 (3.30m)

Radiator. Twin bay windows to front.

KITCHEN: 13'9 (4.19m) x 9'5 (2.87m)

Well appointed with a range of white laminated fronted units comprising of laminated rolled edge work surfaces 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 single oven below, extractor hood above, integrated fridge, freezer, dishwasher, washing machine. Part tiled walls. Integrated wine rack. Radiator. Downlighters. Window to side. Door to:

INNER HALLWAY:

Radiator.

BEDROOM THREE: 16'7 (5.05m) x 9'0 (2.74m)

Radiator. Windows to side and rear.

BATHROOM:

White suite comprising of panelled bath, built in shower unit with glazed shower screen, pedestal wash basin, low level WC. Part tiled walls. Radiator. Heated towel rail. Downlighters. Windows to side.

CONSERVATORY: 11'3 (3.43m) x 9'6 (2.90m)

Panelled roof. Windows to side and rear, glazed door to rear garden.

OUTSIDE:

Lawned front garden with mature shrubs, stone driveway providing off road parking leading to garage in a block of two with up and over door, power and light connected. Side gate access leading to approximately 65' established lawned rear garden with gravelled patio area, mature trees and shrubs. Maintenance free storage shed to the base of the garden to remain. Outside security lighting, outside power light. The rear garden is enclosed by fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & 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.



