



- Stylish and Contemporary
- Recently Built NHBC Warranty
- Detached
- Beautifully Presented
- En-Suite And Family Bathroom
- Garage And Parking
- Field Views
- Three Double Bedrooms

## 2 Millers Green, Weeley Heath, Clacton-on-Sea, Essex. CO16 9FT.

A beautifully presented detached family home with countryside views on the popular Millers Green development in Weeley Heath. As the former show home this property has many extras and has been meticulously maintained by the current owners to offer contemporary accommodation including three double bedrooms, en-suite to master, spacious living room with dual aspect and bay window, stylish kitchen/dining room with central island and Bi-Fold door to garden, utility room, cloakroom, entrance hall, garage with further utility space to rear, off road parking for two vehicles with further visitor spaces available, rear garden with generous patio area and space for hot tub. Call for further information.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and doors to.

### Living Room



18' 5" x 12' 0" (5.61m x 3.66m) Plus bay window, further window to front, wood effect flooring with heating under, TV point.

### Kitchen/Diner



18' 5" x 12' 8" (5.61m x 3.86m) Bi-Fold doors to rear garden, further windows to rear and side, tiled floor with heating under, door to utility room. A stylish range of fitted units and drawers with worktops over, inset sink and drainer, double oven, integrated dishwasher, integrated fridge/freezer, matching eye level units, central island with storage under, inset gas hob and extractor over.

### Utility Room

Door to side, tiled floor with heating under, spaces and plumbing for washing machine and tumble dryer, worktop with inset sink, fitted unit and wall mounted boiler.

### Cloakroom

Tiled floor with heating under, half tiled wall, wall hung wash hand basin, enclosed cistern WC.

## First Floor

### Landing

Loft access, window to rear, airing cupboard, radiator and doors to.

### Bedroom



12' 8" x 10' 1" (3.86m x 3.07m) Window to front with countryside views, radiator, fitted wardrobes, door to en-suite.

### En-Suite



Window to front, double shower cubicle, wall hung vanity wash hand basin, enclosed cistern WC, tiled floor, tiled walls, heated towel rail.

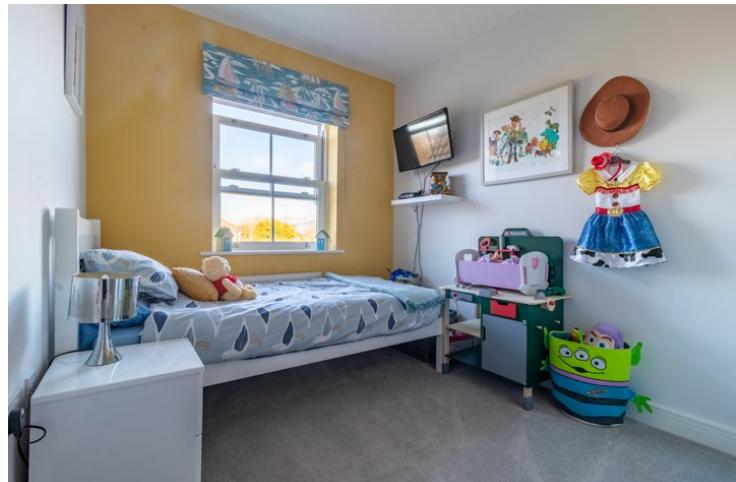
# Property Details.

## Bedroom



11' 11" x 11' 4" (3.63m x 3.45m) Windows to front and side with countryside views, radiator.

## Bedroom



13' 10" x 8' 0" (4.22m x 2.44m) Window to side, radiator.

## Bathroom



Window to rear, panel bath, shower screen, enclosed cistern WC, wall hung wash hand basin, tiled floor, half tiled walls, heated towel rail.

## Outside

### Rear Garden



Patio area with space for hot tub which may be available subject to negotiation, gated side access, further lawn area with various shrubs and plants, mainly laid to lawn, all enclosed by panel fencing.

### Garage And Parking

Detached garage with up and over door to front, power and light connected, currently used a gym and the gym equipment may be available subject to negotiation, door to utility space, as the former show home this extra area was the kitchenette used by the sales team, it also offers door to the garden.

### Location

Weeley is a charming semi-rural setting situated in one of the most picturesque corners of the Essex countryside – the beautiful Tendring Peninsula. It is a location where you can enjoy the peace and tranquility of the area's gently rolling landscape, with easy connections by road and rail to nearby towns, larger cities and the vibrant 'sunshine' coastline right on your doorstep.

At Millers Green amenities for day to day living can be found locally. Weeley's local convenience store and post office is ideal for everyday essentials and the delicious aromas from the bakery opposite may entice you in for that little extra treat. The highly regarded St. Andrew's Church of England Primary School is just a short distance away, and the village hall next door plays host to a range of regular social groups, functions and local events.

For a relaxed evening out close to home, or a well-earned drink after a day at work, the local pubs offer a friendly atmosphere, with a further fantastic variety of country pubs and highly regarded eateries to be found in and around the towns and villages that neighbour Weeley.

### Agents Note

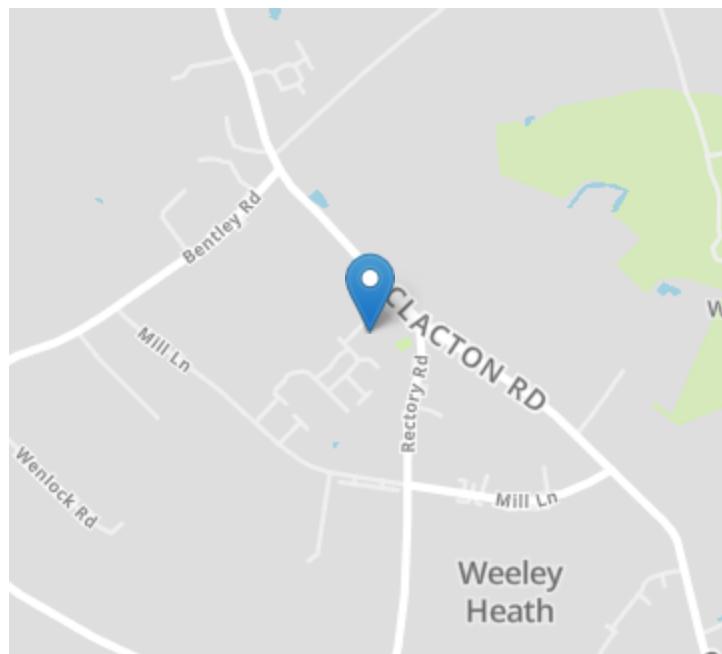
### Section 21

The vendor of this property is an employee of Michaels Property Consultants.

# Property Details.

## Floorplans

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

