



7 Clapgate Drive, Little Clacton, Clacton-on-Sea, Essex. CO16 9PP

- Three Bedroom Semi Detached House
- Large Conservatory
- Ground Floor Bathroom
- Carport & Workshop
- Private Rear Garden
- Catchment To Engaines Primary School & Nursery
- Quiet Cul-De-Sac Location



PROPERTY DESCRIPTION

Tucked in a quiet Cul-De-Sac in the Semi-Rural Village of LITTLE CLACTON, My Moving Places have the pleasure in offering For Sale this THREE BEDROOM SEMI-DETACHED HOUSE. Internally you step into a Wide and Bright Entrance Hall that gives way to the Kitchen/Breakfast Room, Family Bathroom and Lounge/Diner. The Lounge/Diner boasts an Open Feature Fireplace and Large Patio Doors to the Conservatory that the current owners use as a Play Room. To the First Floor are Three Bedrooms and Externally a Good Sized Rear Garden, Driveway and Carport to the Front. The location of this home is ideal for anyone wanting to be in Catchment to Engaines Primary & Nursery as well as being near to other local amenities. We strongly advise an early viewing to fully appreciate the location of this well proportioned home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Obscure double glazed UPVC entrance door, storage cupboard, stairs to first floor, radiator.

KITCHEN/BREAKFAST ROOM

12' 7" x 10' 4" (3.84m x 3.15m) Matching eye level and base units, roll edge work surface inset stainless steel sink and drainer unit. Space for electric cooker, space and plumbing for washing machine and space for tall fridge freezer. Double glazed window to front aspect, UPVC door to carport, laminate flooring, radiator.

BATHROOM

Suite comprising low level WC, vanity wash hand basin and panelled bath with shower over. Obscure double glazed window to side aspect, tiled walls and floor, heated towel rail.

LOUNGE/DINER

19' 3" x 12' 4" (5.87m x 3.76m) Double glazed patio doors to conservatory, feature open brick fireplace with hearth, two radiators.

CONSERVATORY

13' 6" x 13' 6" (4.11m x 4.11m) Double glazed French doors to garden, second double glazed door to garden, double glazed windows to side and rear aspects, radiator, tiled floor.

FIRST FLOOR

MASTER BEDROOM

12' 9" x 12' 9" to wardrobes (3.89m x 3.89m) Double glazed window to front aspect, radiator, fitted carpet, built in wardrobes.

BEDROOM TWO

9' 9" x 9' 5" (2.97m x 2.87m) Double glazed window to side aspect, fitted carpet, radiator.

BEDROOM THREE

9' 4" x 7' 6" (2.84m x 2.29m) Double glazed window to rear aspect, fitted carpet, radiator.

EXTERIOR

FRONT GARDEN

Hardstanding driveway providing off-road parking leading to carport and workshop with power and light.

REAR GARDEN

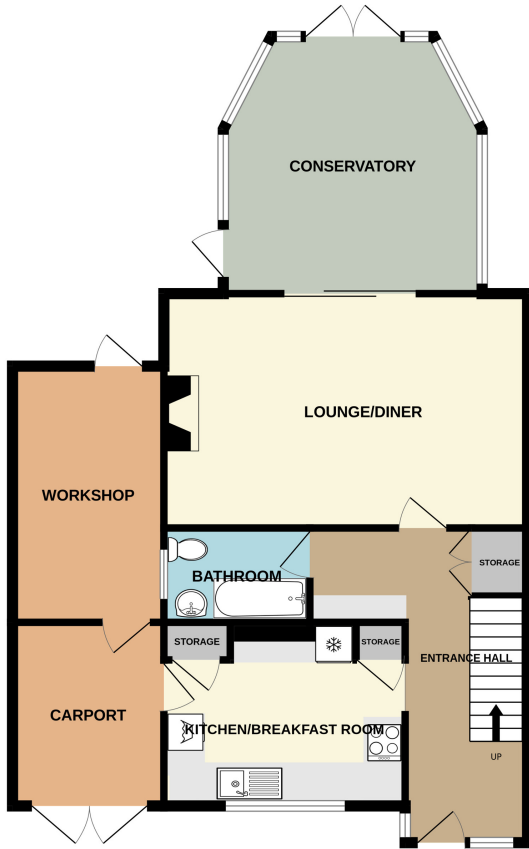
Commencing with block paved patio, pathway leading to rear of garden with remainder mainly laid to lawn with flower, shrub and tree borders. Outside tap, courtesy door to workshop.



FLOORPLAN & EPC



GROUND FLOOR

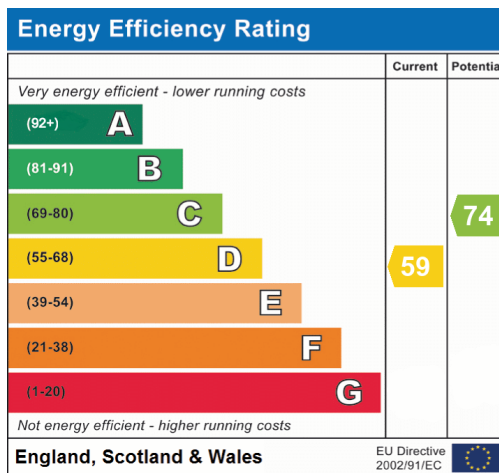


1ST FLOOR



CLAPGATE DRIVE

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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