

FOR SALE

Offers in Excess of £375,000 Freehold



# 1 Cattermole Way, Thorpe- le-Soken, Clacton-on-Sea, Essex. CO16 0FA

- Three Bedroom Detached Bungalow
- No Onward Chain - Keys To View
- Nearly New Condition Throughout
- Fully Integrated Kitchen
- En-Suite To Master Bedroom
- Rear Facing Lounge
- Front & Rear Gardens
- Driveway & Garage
- Farmland Views
- Village Location



## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and positioned on the new and popular HENDERSON PARK DEVELOPMENT we have the pleasure in offering For Sale this TURNKEY THREE BEDROOM DETACHED BUNGALOW. Internally you are welcomed into a Large Entrance Hall giving access to all Three Bedrooms with the Master Bedroom benefitting from an En-Suite with large shower, Family Bathroom, Rear Facing Lounge and Fitted Kitchen. The Kitchen is complete with Fully Integrated Appliances with everything nearly new and the Lounge has French doors leading out to the Garden. Externally the Front has extensive Farmland Views, Driveway and Garage with a Private Rear Garden. A viewing is essential to appreciate the great location of this well presented turnkey home.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

14' 1" x 7' 11" max (4.29m x 2.41m) Obscured double glazed composite entrance door, wood floor, radiator, deep cupboard housing hot water tank and fuse box.

#### BEDROOM THREE

8' 2" x 8' 0" (2.49m x 2.44m) Double glazed window to front aspect, made to measure wooden shutter, radiator, fitted carpet.

#### BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m) White suite comprising low level WC, wall mounted wash hand basin and panelled bath with mains shower over. Obscure double glazed window to side aspect, tiled floor, part tiled walls, radiator, extractor, inset spotlights.

#### BEDROOM TWO

10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window to rear aspect, made to measure shutters, radiator, fitted carpet.

#### MASTER BEDROOM

13' 6" x 12' 5" reducing to 8'7" (4.11m x 3.78m) Double glazed window to front aspect, made to measure wooden shutters, radiator, fitted carpet. Door to En-Suite.

#### EN-SUITE

White suite comprising of low level WC, wall mounted wash hand basin and low profile large shower cubicle with mains shower. Tiled flooring, part tiled walls, extractor fan, radiator, inset spotlights.

### KITCHEN

14' 0" x 9' 0" (4.27m x 2.74m) Range of matching eye level, base and drawer units, roll edge work surface, inset one and one half stainless steel sink and drainer unit. Integrated Zanussi gas hob with matching stainless steel extractor over, integrated Zanussi oven and 50/50 fridge/freezer. Integrated Hotpoint dishwasher and Zanussi washing machine. Double glazed window to side aspect, made to measure wooden shutters, wood flooring, radiator, cupboard housing wall mounted boiler, additional extractor, inset spotlights.

### LOUNGE

18' 1" x 12' 1" (5.51m x 3.68m) Double glazed French doors to Garden, double glazed door height windows flanking French doors, two radiators, wooden floor.

### EXTERIOR

#### GARDEN

To the Front: Block paved pathway to storm porch, lawn with shrub borders. Driveway leading to Garage.

To the Rear: Commencing with block paved patio with remainder laid to lawn. Pathway from garage door.

#### GARAGE

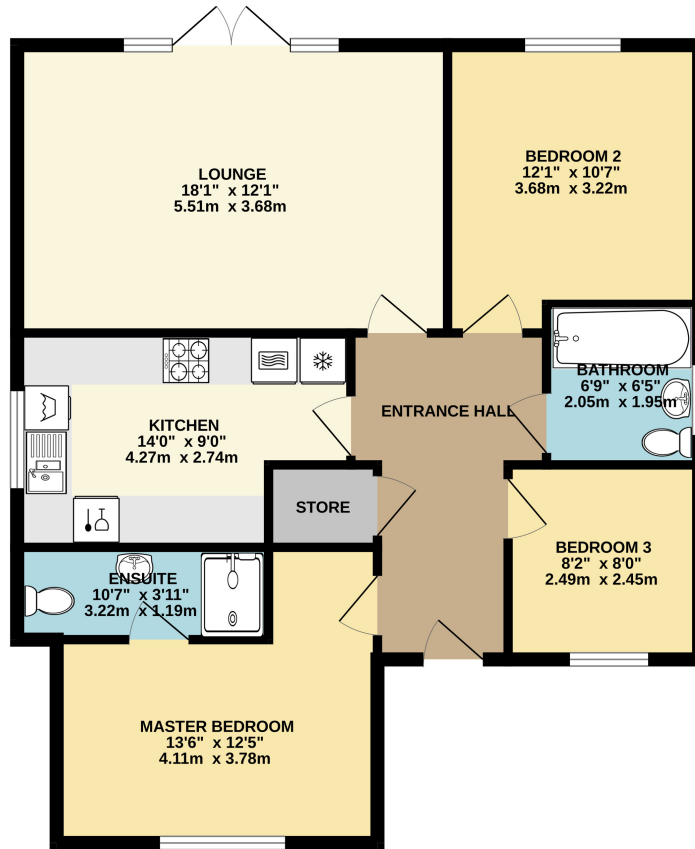
Up and over door, courtesy door to garden, power and lights.



# FLOORPLAN & EPC

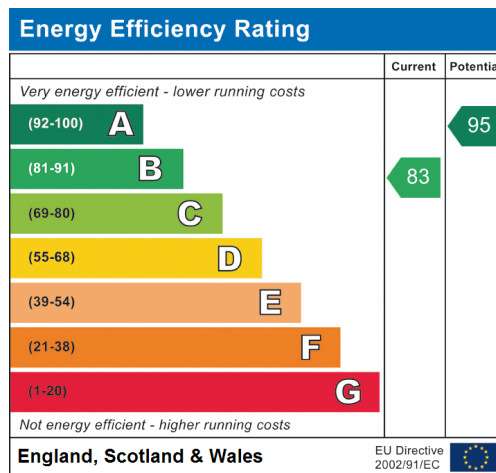


## ACCOMMODATION



CATTERMOLE WAY

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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Frinton-On-Sea  
 148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG  
 01255 852929  
 sales@mymovingplaces.com