

REDUCED

Offers in Excess of £350,000 Freehold



## Archery Fields, Clacton-on-Sea, Essex. CO15 6RB

- Four/Five Bedroom Detached House
- Potential For Ground Floor Annexe
- Ground Floor Shower Room
- En-Suite To Master Bedroom
- Large Driveway
- Gas Central Heating & Double Glazed Throughout
- Popular Greenacre Development
- Conservatory
- Utility Room
- Council Tax Band D





## PROPERTY DESCRIPTION

Nestled within the GREENACRE DEVELOPMENT in EAST CLACTON, My Moving Places have the pleasure in offering For Sale this FOUR/FIVE BEDROOM DETACHED FAMILY HOME. The location of this property is ideal for anyone wanting to be in Catchment to Holland Park Primary and Clacton County High School as well as being Close to many Local Amenities.

Internally you step through the Entrance Hall into a Large Lounge with Box Bay and Feature Fireplace which leads through to the Dining Area and Conservatory. From the Dining Room is the Kitchen and Utility with access to the Garden. Back through the Entrance Hall is another Reception Room or Ideal Fifth Bedroom with a Generous Sized Shower Room. To the First Floor are Four Bedrooms, En-Suite to the Master and a Family Bathroom. Externally the Driveway gives ample Off-Road Parking and to the Rear a Private Garden. In our opinion a viewing is essential to fully appreciate the great location of this versatile family home.





# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALL

UPVC entrance door with double glazed flanking window, wood flooring, radiator, stair rise to first floor.

### LOUNGE

14' 3" plus bay x 13' 6" (4.34m x 4.11m) Double glazed box bay to front aspect, gas fire with marble hearth and surround, wood flooring, radiator. Arch to Dining Area.

### DINING ROOM

9' 8" x 8' 10" (2.95m x 2.69m) Double glazed French doors to Conservatory, flanking double glazed windows, wood flooring, radiator.

### CONSERVATORY

10' 10" x 9' 2" (3.30m x 2.79m) Double glazed windows to side and rear aspects, double glazed French doors to garden, tiled floor, radiator.

### KITCHEN

9' 7" x 10' 0" (2.92m x 3.05m) Range of matching eye level, base and drawer units, roll edge work surface. Integrated dishwasher, space for electric Range cooker, extractor over, space for fridge freezer, under stair storage cupboard. Obscure double glazed window to garden, tiled floor, tiled splashback, radiator.

### UTILITY ROOM

5' 5" x 6' 9" (1.65m x 2.06m) Eye level cupboard, woodblock work top with under mounted butler sink. UPVC door to garden, obscure double glazed window to side aspect, tiled floor, tiled splashback.

### RECEPTION ROOM/BEDROOM

13' 5" x 7' 5" (4.09m x 2.26m) Double glazed window to front aspect, wood flooring, radiator. New fuse box.

### SHOWER ROOM

White suite comprising low level WC, wash hand basin with chrome washstand and shower cubicle with rainfall shower head. Obscure double glazed window to side aspect, cupboard housing wall mounted boiler, heated towel rail, feature pebble flooring, automatic lighting, extractor fan.

## FIRST FLOOR

### LANDING

Double glazed window to front aspect, airing cupboard, access to loft via hatch, wood flooring.

### MASTER BEDROOM

11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window to front aspect, laminate flooring, built in wardrobes, radiator.

### EN-SUITE

Suite comprising low level WC, vanity wash hand basin and double with low profile shower cubicle with rainfall head. Obscure double glazed window to side aspect, fully tiled walls and floor, automatic lights, heated towel rail, shaver point.

### BEDROOM

10' 3" x 7' 9" (3.12m x 2.36m) Double glazed window to rear aspect, laminate flooring, radiator.

### BEDROOM

10' 8" x 8' 2" (3.25m x 2.49m) Double glazed window to front aspect, laminate flooring, radiator, built in storage cupboard/wardrobe.

### BEDROOM

8' 5" x 8' 2" (2.57m x 2.49m) Double glazed window to rear aspect, laminate flooring, radiator, built in storage cupboard/wardrobe.

### BATHROOM

Suite comprising low level WC, vanity wash hand basin and panelled bath with shower attachment. Obscure double glazed window to rear aspect, shaver point, fully tiled walls and floor, shaver point.

## EXTERIOR

### GARDEN

To the Front: Attractive block paved driveway for multiple vehicles, access to rear via two side gates.

To the Rear: Commencing with block paved patio, second patio area with remainder slate chipped with mature and well stocked shrub borders. Outside tap.

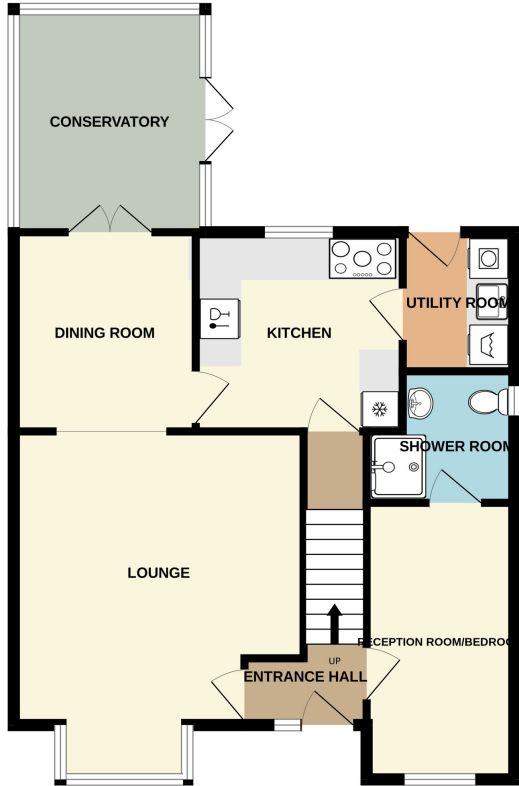


# FLOORPLAN & EPC



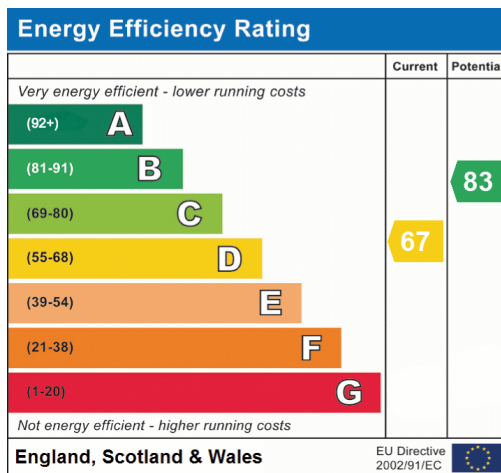
GROUND FLOOR

1ST FLOOR



ARCHERY FIELDS

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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