



- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Ground Floor Cloakroom
- Garage and Parking
- Greensward Position

## 2 Southgreen Gardens, Clacton-on-Sea, Essex. CO16 7DS.

Situated in a wonderful position adjacent to greensward and within a small cul-de-sac turning is this brilliant four bedroom detached home which has been beautifully upgraded and presented by the current owners. On the first floor there are four good sized bedrooms and family bathroom, downstairs there is a 20' Living room, separate dining room, ground floor cloakroom and stylishly refitted kitchen. Outside there a secluded garden, garage and ample parking.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to the first floor, radiator, porcelain tiled floor, doors leading to

### Ground Floor Cloakroom

Obscure window to front, radiator, porcelain tiled floor, tiled walls, low level WC, wash hand basin, heated towel rail.

### Living Room



20' 8" x 10' 7" (6.30m x 3.23m) Window to front, patio doors to rear, two radiators, TV point door to kitchen.

### Kitchen



2.20m x 3.07m (7' 3" x 10' 1") Window to rear aspect, glazed door to rear garden, under plinth heater (connected to main central heating system), a range of wall fixed and base units. Square edge Corian work surfaces (non-porous & unstainable) with moulded upstands. Moulded Corian sink with stainless steel base and steaming water tap. Integrated oven and microwave oven, induction hob with extractor hood over, space for 3 appliances (currently - washing machine, dishwasher, vented tumble dryer), space for American fridge freezer. Inset ceiling lights and undercabinet lighting.

## Dining Room



3.30m x 3.10m (10' 10" x 10' 2") Windows to front and side, radiator, porcelain tiled floor, Google N.E.S.T heating controls.

## First Floor

### Landing

Loft access, storage cupboard containing Worcester Bosch Greenstar Combi Boiler (2 years old) doors leading to:

### Bedroom One



3.40m x 3.30m (11' 2" x 10' 10") 11' 0" x 10' 2" (3.35m x 3.10m) Window to front, radiator, built in wardrobes, dado rail.

# Property Details.

## Bedroom Two



10' 8" x 10' 8" (3.25m x 3.25m) Windows to front and side, radiator.

## Bedroom Three

9' 4" x 7' 7" (2.84m x 2.31 m) Window to rear, radiator, built in wardrobe.

## Bedroom Four



02.64m x 2.30m (8' 8" x 7' 7") 8' 8" x 8' 2" (2.64m x 2.49m) Window to rear, radiator.

## Bathroom



window to rear, inset lighting, heated towel rail, low level WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan.

## Outside

### Rear Garden



Enclosed by panel fencing, commencing with paved patio area, remainder laid to lawn, various flower and shrub beds, two timber sheds, outdoor tap, additional patio area to the rear.

### Garage

Up and over door to front, power and light connected.

### Front and Parking

Hardstanding area providing off road parking leading to Garage, remainder laid to lawn, various flower and shrub beds, gated side access.

# Property Details.

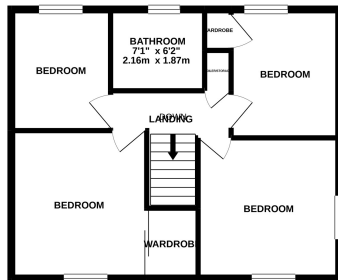
## Floorplans

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



**michaels**  
property consultants

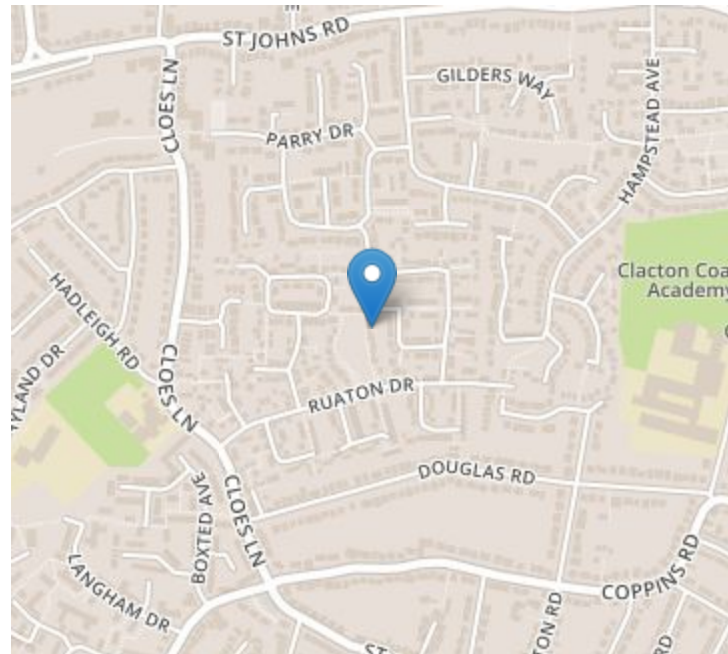
1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



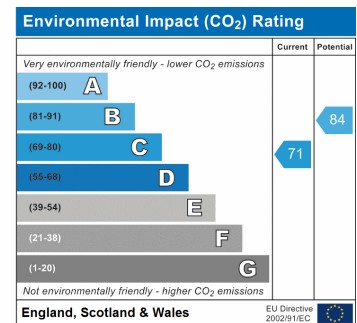
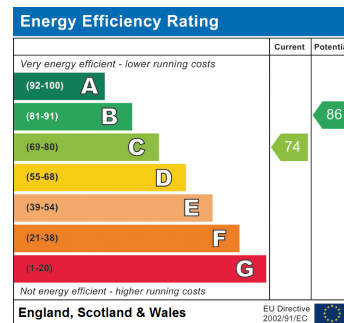
TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.

While 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 taken 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. Made with Metropix ©2020

## 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.