



- An Exclusive Development Of Just 14 Houses
- Built By The Highly Reputable North East Essex Builders
- NHBC Award Winning Site
- Family Bathroom, En Suite & Cloakroom
- Generous Garden, Garage & Off Road Parking For Multiple Vehicles
- A Delightful Rural Village Location
- Within Close Proximity To Weeley's Mainline Station, Shops & Pubs
- Highly Reputable Primary School's Nearby
- An Excellent Example Of A Three Bedroom Detached Family Home
- Underfloor Heating To The Ground Floor

7 St Andrews Close, Weeley, Clacton-on-Sea, Essex. CO16 9FX.

**** Guide Price £300,000 to £325,000 **** Built by the highly reputable Northeast Essex Builders, St. Andrews Close presents an exquisite opportunity within an exclusive development of 14 residences ideally situated in the charming heart of Tendring village. This refined detached residence boasts a welcoming hallway with staircase leading to the upper level, a convenient cloakroom, and seamless access to both the inviting living room and modern kitchen. The kitchen, complete with integrated appliances, offers a dining area, while the living room enjoys the luxury of French doors leading out to the rear garden. Ascending to the first floor via the light and airy hallway reveals a family bathroom and three spacious bedrooms, including a master bedroom with its own ensuite bathroom, ensuring comfort and elegance throughout.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, tiled flooring, underfloor heating throughout, stairs to first floor, door to:

Cloakroom

Low level W.C, obscured window to side aspect, heated towel rail, tiled walls and flooring.

Kitchen/Dining Area



13' 0" x 10' 5" (3.96m x 3.17m) Full range of base and eye level units, cupboards and marble effect work tops, LED under lighting to cabinets, electric inset double oven with induction hob, integrated dishwasher, fridge/freezer, and washing machine, spot lighting, tiled flooring, UPVC window to front aspect.

Living Room



18' 0" x 11' 8" (5.49m x 3.56m) UPVC window and French doors to rear aspect, wood effect laminate flooring, panelled wall, underfloor heating.

First Floor

Landing

UPVC window to side aspect, access to loft hatch, door leading to:

Property Details.

Bedroom One



11' 11" x 10' 8" (3.63m x 3.25m) UPVC window to rear aspect, panelled wall, radiator, door to:

En Suite

Low level W.C, vanity wash basin, shower cubicle, radiator.

Bedroom Two



10' 8" x 9' 0" (3.25m x 2.74m) UPVC window to front aspect, radiator.

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m) UPVC window to front rear aspect, radiator.

Bathroom



7' 1" x 6' 1" (2.16m x 1.85m) Low level W.C, vanity wash basin, panelled bath with shower over, tiled walls and flooring, obscured window to front aspect, extractor fan, heated towel rail.

Outside



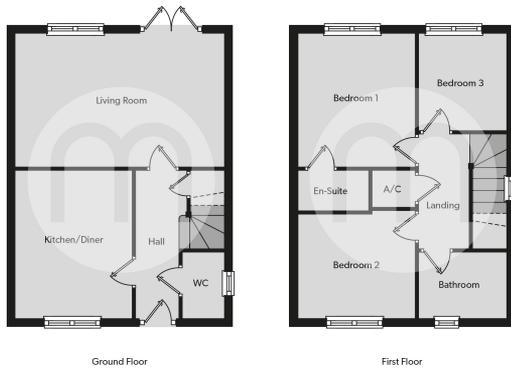
Outside the property boasts a generous garden, enclosed by panel fencing and brick wall, external access into the garage. Gated access leads out to the driveway, which provides parking for multiple vehicles. Further visitors parking can be located in front of the property, this is on a first come first serve basis

Agents Notes

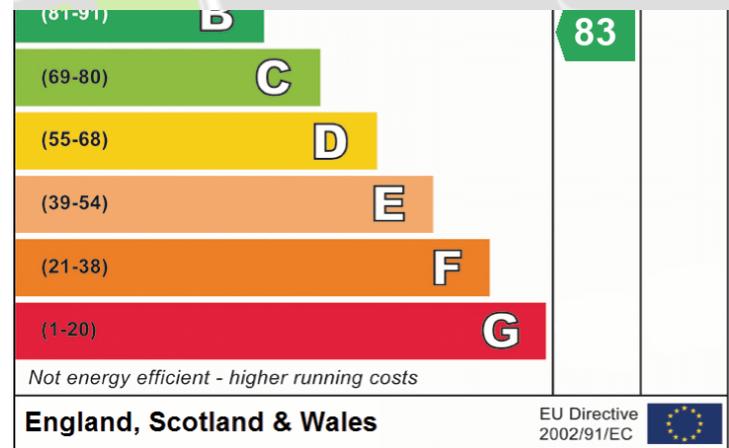
Please be advised that a Section 21 of the Estate Agency Act 1979 applies in this instance, as the seller has a connection to an employee of Michaels Property Consultants.

Property Details.

Floorplans



Location



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.