



michaels

- Detached Home
- Beautifully Presented
- Four Bedrooms
- Two En-Suites
- Garden Room
- Garage And Parking
- Over 2000sqft Of Accommodation
- Landscaped Gardens

## 2 Hillside Mews, Clacton-on-Sea, Essex. CO16 8LQ.

A beautifully presented Luxury home of some 2000sqft of accommodation plus garage. This High specification home comes with the remainder of the new build warranty, landscaped gardens, off road parking, Alarm system, Aluminium Bi-Fold doors and so much more. Further highlights include: Four bedrooms, two en-suite, family bathroom, study, ground floor cloakroom, living room, kitchen/breakfast room, garden room utility room all finished to a high standard. Viewings advised!

Call to view 01206 820999





# Property Details.

## Ground Floor

### Hallway

Composite front door, stairs to first floor, doors leading to:

### Study

14' 4" x 6' 10" (4.37m x 2.08m) Double glazed window to front with shutters.

### Living Room



21' 7" x 12' 2" (6.58m x 3.71m) Double glazed window to front with shutters, bifold doors to rear.

### Kitchen/Breakfast Room



15' 3" x 14' 4" (4.65m x 4.37m) Double glazed window to side, inset spot lights, fitted modern kitchen with gloss units, quartz worktop, island creating breakfast bar integrated Neff oven, combi microwave, induction hob, extractor hood, stainless steel sink, fridge/freezer.

### Garden Room

14' 4" x 12' 10" (4.37m x 3.91m) Lantern roof light, inset spot lights, bifold doors.

## Utility Room



14' 4" x 6' 10" (4.37m x 2.08m) Range of wall and base gloss units, space for washing machine, stainless steel sink, UPVC door to side.

## Ground Floor Cloakroom



Inset spot lights, part tiled walls, low level WC, vanity wash hand basin.

## First Floor

### Landing

Door leading to:

# Property Details.

## Bedroom



15' 1" x 14' 4" (4.60m x 4.37m) Double glazed window to rear with shutters, radiator, door leading to:

## En-Suite



Inset spots lights, part tiled walls, shower enclosure, wall hung vanity unit, low level WC.

## Bedroom

11' 2" x 10' 9" (3.40m x 3.28m) Double glazed window to front with shutters, radiator, fitted wardrobe.

## En-Suite

Inset spots lights, part tiled walls, shower enclosure, wall hung vanity unit, low level WC

## Bedroom

12' 2" x 10' 8" (3.71m x 3.25m) Double glazed window to front, shutters, radiator.

## Bedroom

12' 2" x 10' 6" (3.71m x 3.20m) Double glazed window to rear with shutter, radiator.

## Family Bathroom



Double glazed obscure window to side, part tiled walls, inset spot lights, paneled bath with over head shower, vanity unit and WC.

## Outside

### Garage And Driveway



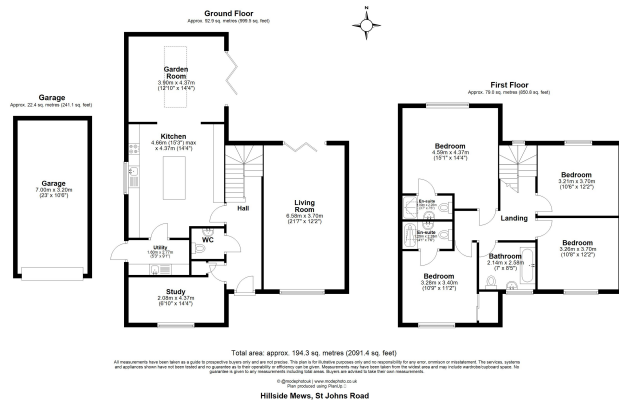
Ample off road parking to the front and side, leading to garage with power and light. 23' 1" x 10' 6" (7.04m x 3.20m)

### Rear Garden

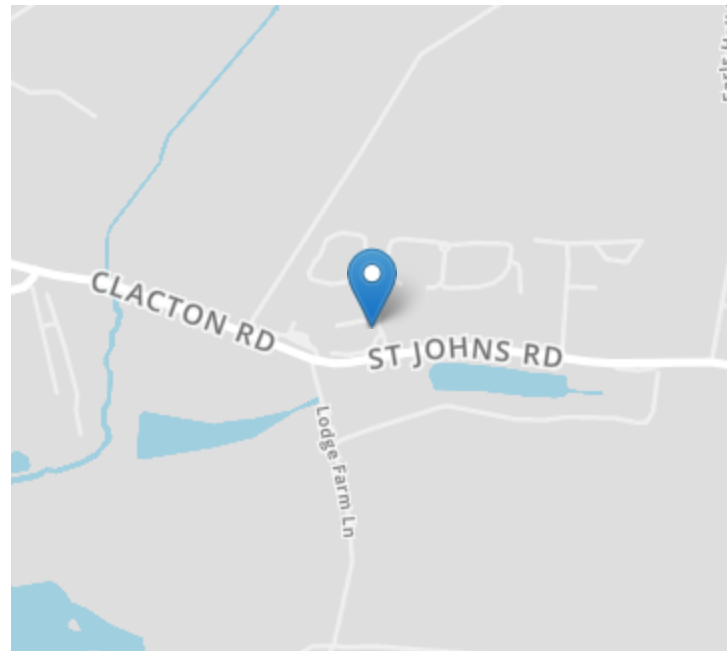
A well stocked garden with patio area and the remainder mainly laid to lawn, raised sleeper boarder and retained by fencing.

# Property Details.

## Floorplans



## 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.