

FOR SALE

£475,000 Freehold



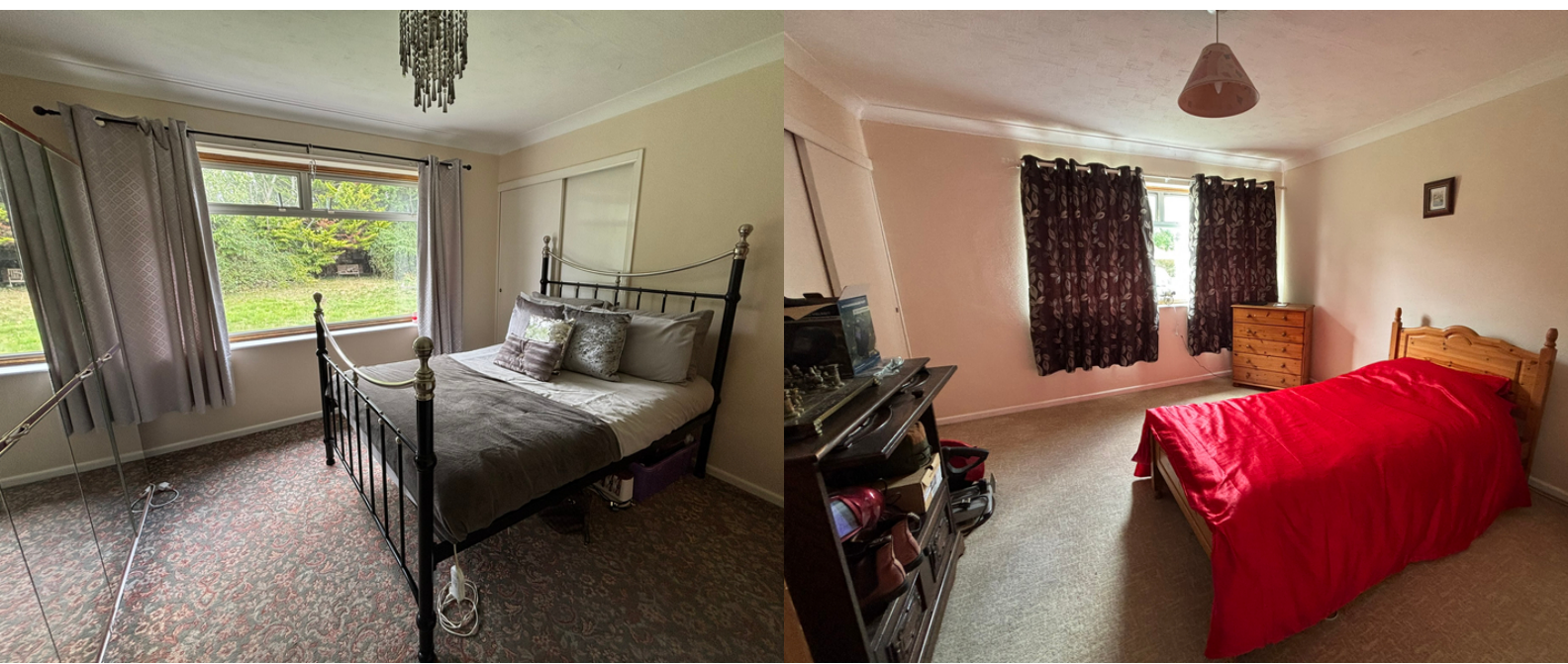
23 Fields Close, WEELEY HEATH. CO16 9DS

- Detached Bungalow
- Three Bedrooms
- Weeley Heath
- Semi Rural Village Location
- Approx Third of an Acre Plot
- Un-Overlooked & Established Gardens
- Garage & Off Road Parking
- Double Glazing & Oil Heating
- Close to A133 & Weeley Rail Station
- Additional Land Included



PROPERTY DESCRIPTION

Situated in the semi-rural village of Weeley Heath, this three-bedroom detached bungalow occupies a generous plot of around a third of an acre, with the added benefit of an additional parcel of land included in the sale (see attached plan). The property is set within mature, established gardens offering a high degree of privacy, making it an excellent opportunity for buyers seeking a spacious home with scope to modernise or further develop (subject to planning). The accommodation comprises a welcoming entrance hall, a large open-plan lounge/diner with feature fireplace, a fitted kitchen, three well-proportioned bedrooms, family bathroom, and a separate cloakroom. Outside, the bungalow is approached via a driveway providing off-road parking and access to a garage, while the rear garden extends considerably with established trees, lawns, and a secluded aspect. Additional features include oil-fired central heating and double glazing. The property is conveniently located close to the A133, providing direct road links to Clacton, Colchester and beyond, while Weeley Rail Station is within easy reach, offering direct services to London Liverpool Street. An early viewing is highly recommended to appreciate both the setting and the potential of this rarely available property.



ROOM DESCRIPTIONS

ACCOMODATION

Entrance Hall

Obscured double glazed entrance door and window to front, airing cupboard, storage cupboard, fitted carpet, coved ceiling, airing cupboard, loft access, radiator.

Lounge/Diner

23' 11" x 18' 11" reducing to 9'10" (7.29m x 5.77m) ' L' shaped room with double glazed patio doors to front, open fireplace with surround, fitted carpet, coved ceiling, radiator.

Dining Area: Double glazed window to rear, fitted carpet, coved ceiling, radiator.

Kitchen

12' 6" x 9' 10" (3.81m x 3.00m) Fitted with a range of base, drawer and matching eye level units, roll edge work surfaces inset single bowl sink and drainer unit. Space for electric cooker, space and plumbing for washing machine, integrated fridge/freezer, floor standing boiler (not tested). Double glazed window to rear, obscured double glazed door to rear, fitted carpet, coved ceiling.

Bedroom One

13' x 11' 8" (3.96m x 3.56m) Double glazed window to front, built in wardrobe, fitted carpet, coved ceiling, radiator.

Bedroom Two

11' 8" x 8' 10" (3.56m x 2.69m) Double glazed window to rear, built in wardrobe, fitted carpet, coved ceiling, radiator.

Bedroom Three

9' 10" x 8' 1" (3.00m x 2.46m) Double glazed window to front, built in wardrobe, fitted carpet, coved ceiling, radiator.

Bathroom

Suite comprising low level WC, pedestal wash hand basin and panelled bath. Obscured double glazed window to rear, fitted carpet, coved ceiling, fully tiled walls, heated towel rail.

Cloakroom

Obscured double glazed window to rear, low level wc, smooth ceiling and fitted carpet.

EXTERIOR

Garage

Fitted with an up and over door, courtesy door to rear, power and light connected (not tested).

Garden

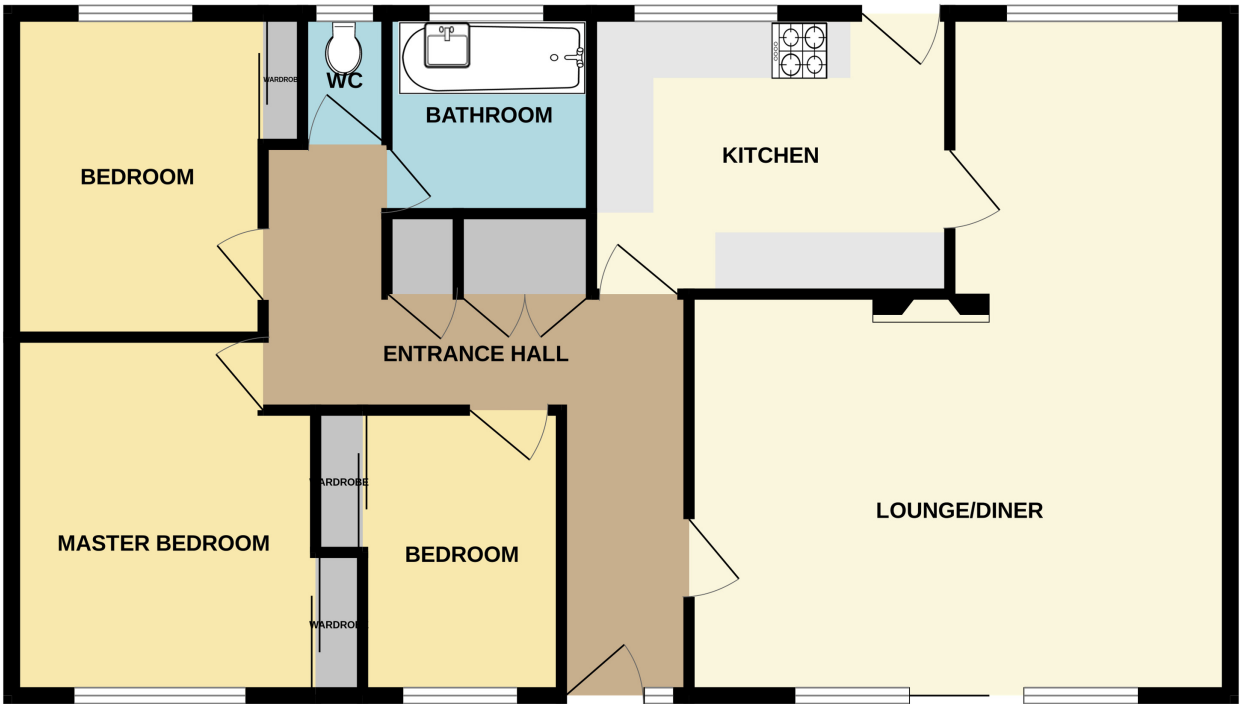
To the Front: Mainly laid to lawn with trees and flower beds, off road parking, side access to rear.

To the Rear: An un-overlooked rear garden measuring approx. a third of an acre, laid to lawn with established trees and hedgerows. Timber shed, summerhouse and greenhouse, access to front via side gate.



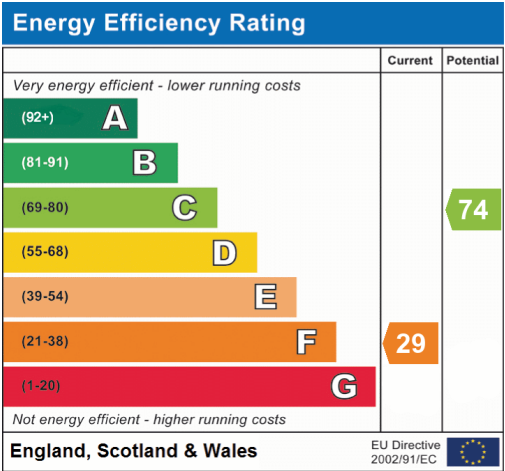


GROUND FLOOR



FIELDS CLOSE

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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