




- Detached Family Home
- Gated Development
- Aprox 90ft Rear Garden
- Double Garage & Ample Off Road Parking
- New Build Home
- Ready For Occupation
- Built To An Exceptionally High Standard Throughout
- En Suite, Bathroom & Cloakroom
- Underfloor Heating & Gas Central Heating
- Double Garage, Off Road Parking & With Car- Charger

Call to view 01206 820999 

## Red House, Clacton Road, Weeley Heath, Clacton-on-Sea, Essex. CO16 9EF

A stunning new build home positioned in a gated development. This Detached family home sits on a an extensive plot, just minutes drive from Weeley train station with fast links to London Liverpool Street in just over the hour and within easy reach to local beaches. High specification rooms to include, open plan kitchen/dining room with bifold doors, under floor heating, utility, lounge with fireplace, reception room, welcoming entrance hallway with French doors, four bedrooms, ensuite and family bathroom. Well-established plot with tree lined boundaries, double garage with potential car charging point and ample off road parking. Ready to view now, call the sales team to arrange your booking. Guide price £700,000-£725,000.



# Property Details.

## Entrance Hall

17' 05" x 10' 0" (5.31m x 3.05m) Tiled floor, inset lights, composite front door, understairs storage housing fuse board, French doors.

## Cloakroom

5' 09" x 4' 03" (1.75m x 1.30m) Tiled floor, low level WC, wash hand basin, inset lights, under floor heating.

## Lounge

17' 1" x 16' 5" (5.21m x 5.00m) Double glazed windows to rear and side, fireplace opening, slate hearth, with mantle beam, flue fitted, space for log burner, under floor heating.

## Reception Room

12' 0" x 11' 6" (3.66m x 3.51m) Double glazed window to front and side, under floor heating.

## Living Room

15' 9" x 14' 9" (4.80m x 4.50m) Tiled floor, underfloor heating, bi-folds doors, window to side, open plan onto kitchen/breakfast room.

## Kitchen/Breakfast Room



16' 09" x 9' 10" (5.11m x 3.00m) Double glazed window to side and rear, French doors, tiled floor, fitted shaker style kitchen, quartz worktops, range base units/draws, wall mounted units, breakfast bar, integrated double oven, induction hob, inset sink with drainer grooves, dish washer.

## Utility



10' 05" x 5' 01" (3.17m x 1.55m) Inset spot lights, door to side, tiled floor, shaker units, quartz worktops, inset sink.

## Ground Floor

### Landing

16' 08" x 8' 04" (5.08m x 2.54m) Loft access, radiator, airing cupboard.

## First Floor

### Bedroom



17' 1" x 16' 0" (5.21m x 4.88m) Double glazed sash window to front and side, radiator.

# Property Details.

## En Suite



7' 10" x 6' 04" (2.39m x 1.93m) Double glazed window to side, towel rail, inset spot lights, shower enclosure, vanity unit, low level WC.

## Bedroom

11' 9" x 8' 10" (3.58m x 2.69m) Double glazed window to rear, radiator.

## Bedroom



9' 10" x 8' 2" (3.00m x 2.49m) Double glazed sash window to front and side, radiator, fitted wardrobes.

## Bedroom

7' 3" x 5' 11" (2.21m x 1.80m) Double glazed window to rear, radiator.

## Family Bathroom

10' 04" x 8' 07" (3.15m x 2.62m) Double glazed sash window to front, towel radiator, low level WC, vanity unit, panelled bath, shower enclosure, tiled splash back.

## Outside

## Garage & Off Road Parking



Double gated entrance, double garage with electric door connection ready for car charger, off roading parking for several vehicles via driveway.

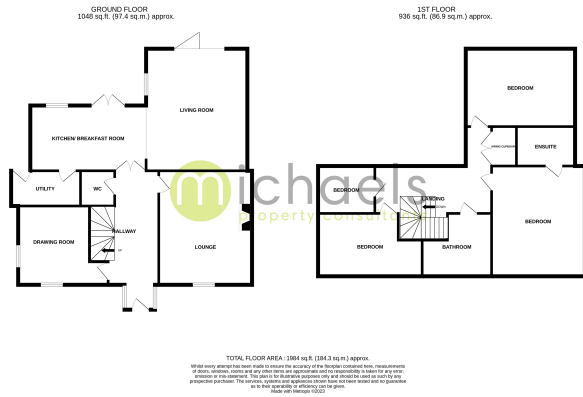
## Rear Garden



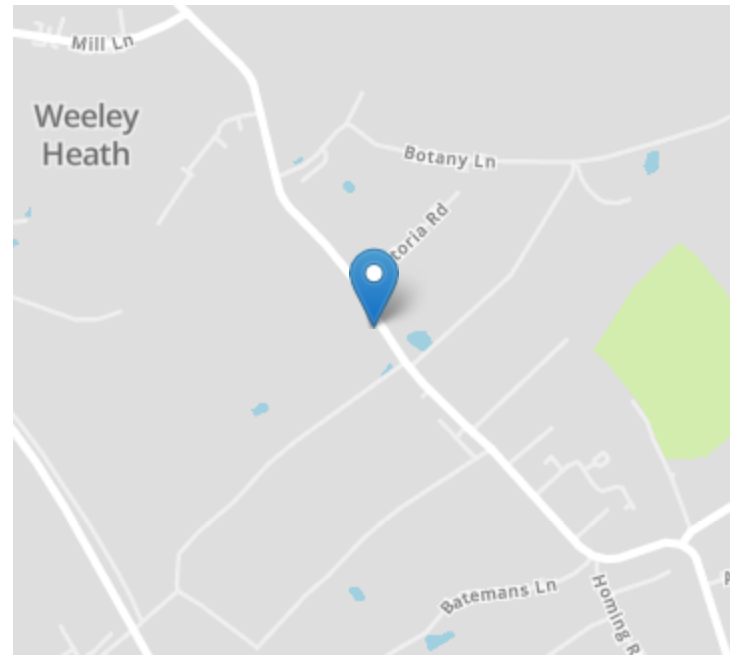
A substantial rear garden, patio area, the remainder of the garden has been seeded for lawn. Retained by fencing and hedging.

# 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.