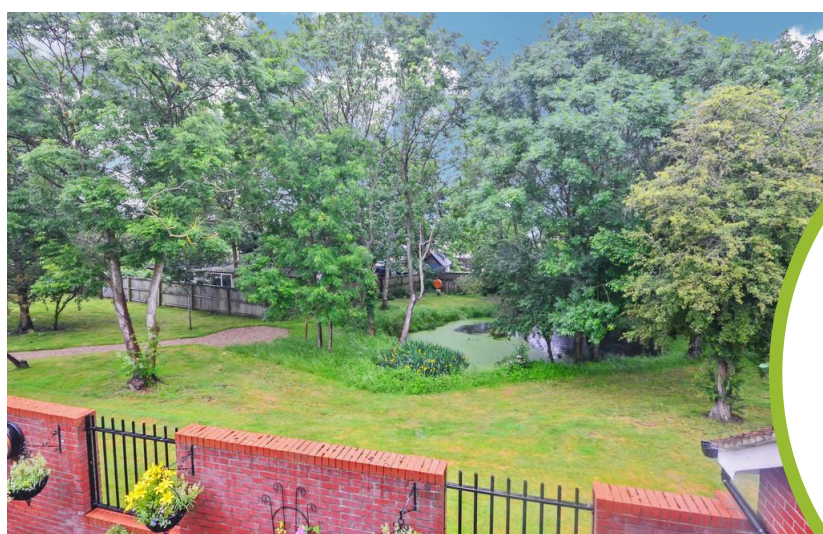


11 Cravenwood Close, Weeley, CO16 9DG



Freehold

Guide Price

£400,000

to

£425,000

Subject to contract

3 bedrooms
2 reception rooms
2 bathrooms



Some details

General information

Situated in a secure gated development is this spacious three bedroom link detached house located in a pleasant courtyard with views to the rear over a duck pond.

The property is extremely well presented throughout has accommodation in brief comprising a door into the entrance hall, under stairs storage cupboard with stair flight rising up to the first floor and doors leading off to the lounge, dining room, kitchen/breakfast room and the cloakroom which has a low level W.C, wash hand basin, part tiled walls, tiled floor and radiator. The lounge has French doors leading onto the rear garden, window to the front and radiator. The 16ft. long dining room having two windows to the front and a radiator. The kitchen/breakfast room has a range of worksurfaces with cupboard and drawers under, matching eye level units, single drainer sink unit, radiator, tiled floor, part tiled walls and French doors leading onto the rear garden.

On the first floor there is a landing with airing cupboard, access to loft space and doors leading to the three bedrooms and the bathroom. Bedroom one has a window to the front, radiator and access to a dressing area which has a fitted wardrobe and a door to the en-suite shower room with double tiled shower cubicle, wash hand basin, low level W.C, part tiled walls and tiled floor. Bedroom two has two fitted wardrobes and a window to the rear overlooking the duck pond. Bedroom three having a radiator and a window to the front. The bathroom has a panel bath with mixer taps and shower attachment over, low level W.C, wash hand basin, heated towel rail and tiled floor.



Located in a well kept secure gated community is this three bedroom link detached property benefitting from two separate reception rooms, master bedroom with dressing area and en-suite and attached double garage.



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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Lounge

15' 9" x 13' 7" (4.8m x 4.14m)

Dining room

16' 2" x 9' (4.93m x 2.74m)

Kitchen/breakfast room

13' 5" x 11' 8" (4.09m x 3.56m)

Cloakroom

5' 4" x 3' 5" (1.63m x 1.04m)

Landing

Bedroom one

13' 9" x 9' 4" (4.19m x 2.84m)

Dressing room

5' 6" x 3' 9" (1.68m x 1.14m)

Ensuite

7' 9" x 6' 1" (2.36m x 1.85m)

Bedroom two

12' 9" x 12' 4" (3.89m x 3.76m)

Bedroom three

13' 1" x 9' (3.99m x 2.74m)

Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

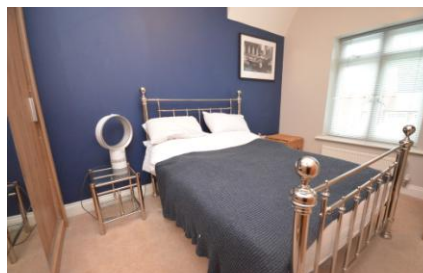
Double garage

20' 1" x 19' 2" (6.12m x 5.84m) max.



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The outside

To the rear of the property there is a delightful garden which has a paved patio area with a formal lawn garden beyond and views over the duck pond. The garden has access via a personal door into the double garage which measure 21' by 19' 2" part of which an area measuring 9' 7" by 8' 6" has been converted to an office with an electric heater. The garage has two up and over doors to the front and we understand that there is parking available in front of each garage.

Where?

The property is situated in the popular village of Weeley to the east of Colchester town centre providing straight forward access to a local primary school and Weeley railway station which has links through to Colchester where you can change to get links to London Liverpool Street. From its location there is straightforward access is provided to the A133 dual carriageway which in turn leads to the A120 and the A12 beyond. Weeley is a popular village on the outskirts of the waterside town of Clacton on Sea which has a wide range of shopping and leisure facilities as well as long sandy beaches.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - JBG

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Agents note

We understand that there is a service charge payable on the property of £700 per annum for the up keep of the communal areas and visitor parking spaces.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.



Directions

Proceed out of Colchester along the A133 proceeding through the villages of Elmstead Market and Frating on reaching the Manheim Auction roundabout turning right towards Weeley, at the next roundabout take the first exit and then second exit at the next roundabout passed the Weeley Bridge caravan park, up the hill where Cravenwood Close will be seen as a gated community on the left hand side.

To find out more or book a viewing

01206 763 388

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