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**FOUR BEDROOM DETACHED HOUSE**

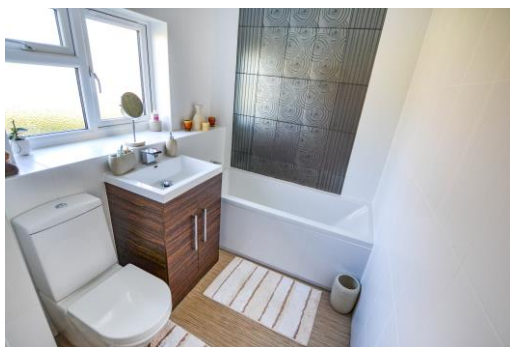
**EN-SUITE TO MASTER BEDROOM**

**TWO RECEPTION ROOMS**

**84' REAR GARDEN**

**VIEWING ESSENTIAL**

**COUNCIL TAX BAND : D EPC : D**



**Dunthorpe Road**  
Clacton-On-Sea, CO16 8YN

**£385,000**



Bonds of Essex are pleased to offer for sale this superbly presented FOUR BEDROOM DETACHED HOUSE situated on the popular 'Cann Hall' development. The property is located just quarter of a mile from Brook Park Shopping & Country Park. Clacton's town centre, sea front and mainline railway station are positioned within two miles. It is in the valuers opinion that an internal inspection is highly recommended to appreciate the accommodation and decor on offer.

uPVC Entrance door, laminate flooring radiator, under stairs storage cupboard, stairs providing access to 1st floor.

**Cloakroom 5' 7" x 3' 4" (1.70m x 1.02m)**

Obscured double glazed window to front. low level W.C. wall mounted wash hand basin with splash back, radiator.

**Dining Room 11' 3" x 10' 3" (3.43m x 3.12m)**

Double glazed window to front, radiator.

**Living Room 16' 4" x 11' 8" (4.97m x 3.55m)**

Double glazed window and double glazed fence doors over looking the rear garden. Two radiators, fire place with marble effect inserts with gas fire.

**Kitchen 16' 10" x 8' 5" (5.13m x 2.56m)**

Double glazed window over looking the garden, Double glazed door to side. Fitted with a modern white kitchen comprising of floor and wall units with contrasting garnet effect work tops over. Inset four ring gas hob with oven below and extractor over. Inset composite sink and drainer with mixer taps. splash backs, space for fridge freezer and washing machine.

**First Floor Landing 14' 3" x 2' 10" (4.34m x 0.86m)**

Access to loft space, doors to :

**Master bedroom 14' 9" x 10' 3" (4.49m x 3.12m)**

Two double glazed windows to front. Radiator.

**En-suite 6' 3" x 5' 3" (1.90m x 1.60m)**

Obscured window to side. Walk in shower enclosure, close couple W.C. circular sink. Tiled walls and floor, heated towel rail.

**Bedroom 2 11' 11" x 8' 4" (3.63m x 2.54m) max**

Double glazed window to rear, radiator.

**Bedroom 3 10' 3" x 8' 8" (3.12m x 2.64m)**

Double glazed window to rear, built in wardrobe, radiator.

**Bedroom 4 8' 10" x 8' 4" (2.69m x 2.54m)**

Double glazed window to rear, radiator.

**Family Bathroom 9' 4" x 6' 1" (2.84m x 1.85m) max**

Obscured double glazed window to rear. Modern white suite comprising of panelled bath, vanity wash hand basin, close couple W.C. Decorative wall tiles, heated towel rail. Built in airing cupboard.

**Garage 16' 10" x 8' 5" (5.13m x 2.56m)**

Up and over door. Power and light connected.

**Front garden**

Large blocked paved area providing off street parking and access. Lawn section. Two side access to rear garden.

**Rear Garden 84' 0" x 35' 0" (25.58m x 10.66m)**

Large rear garden. Commencing with paved pathways and circular area. Timber shed. The remainder is laid to lawn and enclosed with fencing.



**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

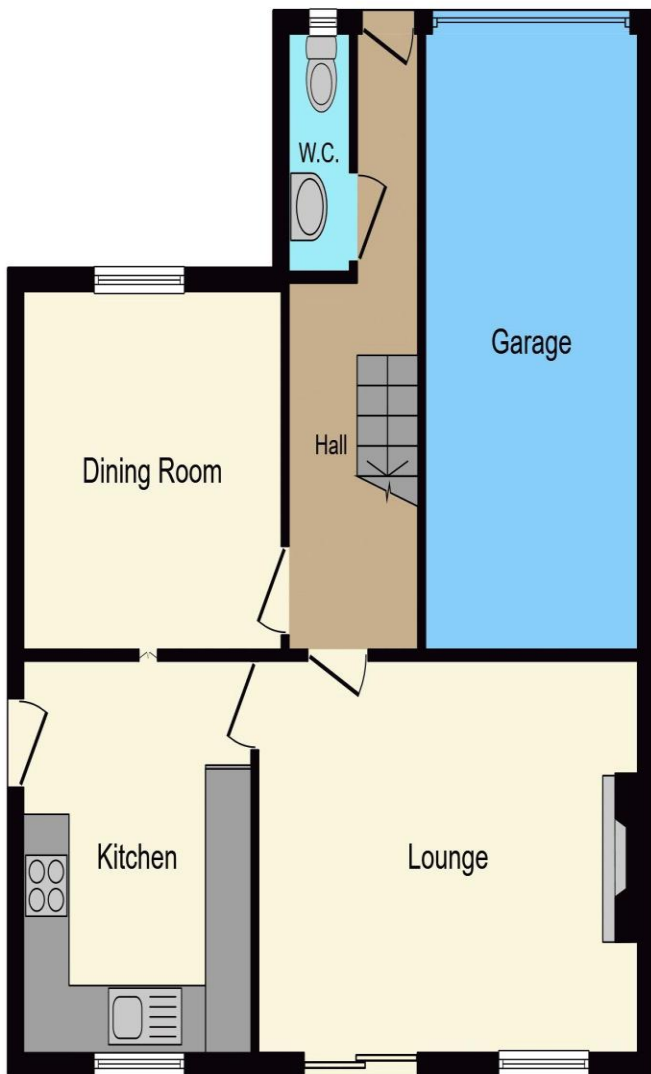
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy rating

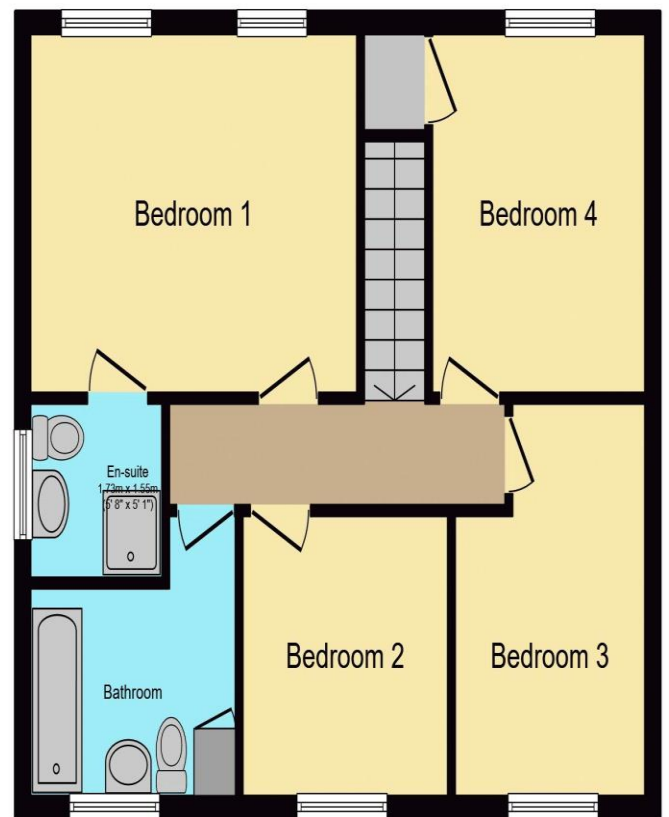
**D**

Certificate number  
**5600-5079-9222-4023-1273**



**Ground Floor**

Floor area 65.7 sq.m. (707 sq.ft.) approx



**First Floor**

Floor area 55.1 sq.m. (593 sq.ft.) approx

Total floor area 120.7 sq.m. (1,300 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.