

26 Beldams Close, Thorpe-le-socken, Clacton-on-Sea, CO16 0NT



Freehold

Guide Price

£450,000 -

£475,000

Subject to contract

Viewing Recommended

4 bedrooms,
2 reception rooms
and **2** bathrooms



Some details

General information

A spacious four bedroom detached family house occupying a lovely position close to the open green along with shopping and schooling facilities.

An entrance door leads through to the entrance hall with a stair-flight to the first floor and there is a cloakroom with low level WC and wash hand basin.

The front facing lounge has a projecting bay window and a central fireplace along with double glazed French doors opening out onto the garden.

Glazed double doors lead through to the spacious kitchen/diner a wonderful room for entertaining and fitted in a range of quality units comprising work surfaces with a good array of cupboards, drawers and space under, inset 1½ bowl sink, integrated dishwasher and fridge/freezer, four ring hob with cooker hood over, built-in double oven and grill, tall storage cupboard and small breakfast bar. There are French doors opening onto the garden and there is a small utility area having a work surface with cupboards under, tall storage cupboard, fitted wall unit and a built-in cloaks cupboard under the stairs.

There is a useful home office/study with door to garage and double glazed patio doors opening out onto the rear garden.

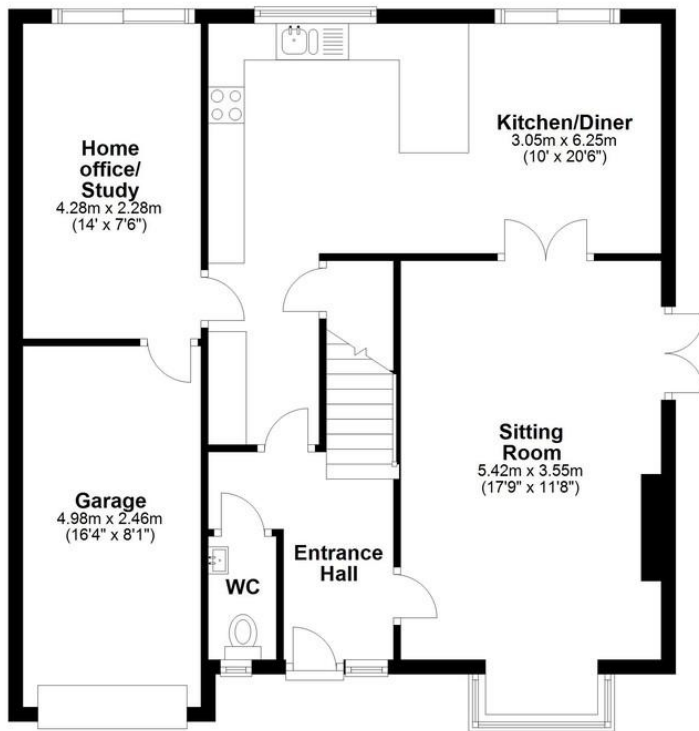
On the first floor is an airy landing with airing cupboard and bedroom one has lovely views over the garden and adjoining countryside as well as an en-suite shower room with tiled shower cubicle, wash hand basin and low level WC.

There are three additional good size bedrooms and a family bathroom comprising panel bath with separate shower fitment over, low level WC, wash hand basin and vertical towel rail.

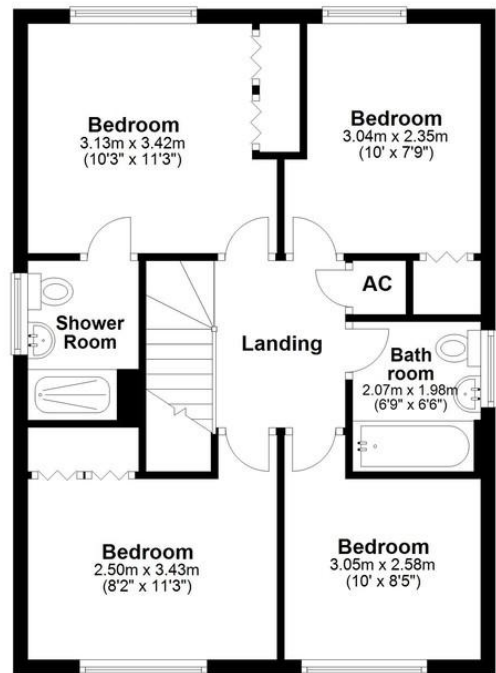


A delightfully positioned four bedroom detached family house situated close to the local green and within easy reach of local schooling and shopping facilities.

Ground Floor



First Floor





Cloakroom

With two piece suite

Lounge

17' 9" x 11' 8" (5.41m x 3.56m)

Kitchen/diner

20' 6" x 10' 0" (6.25m x 3.05m)

Utility area

8' 2" x 4' 8" (2.49m x 1.42m)

Home office/study

14' 2" x 7' 6" (4.32m x 2.29m)

Bedroom one

11' 3" x 10' 3" (3.43m x 3.12m)

En-suite

7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom two

11' 3" x 8' 2" (3.43m x 2.49m)

Bedroom three

10' 0" x 8' 5" (3.05m x 2.57m)

Bedroom four

10' 0" x 7' 9" (3.05m x 2.36m)

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)



Stay ahead
with early bird
alerts...

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



Particulars for 26 Beldams Close, Thorpe-le-soken, Clacton-on-Sea, CO16 0NT

Outside

To the front of the property is a shared driveway giving access to the private driveway, off-road parking for a number of cars, lawned garden area and access to the garage with up and over door.

To the rear of the property is a large garden area being predominantly laid to lawn and enclosed by fencing. There is a large gravel side garden, summerhouse and side access via a gate to the front.

The property occupies a good size plot and there is ample scope for extension subject to obtaining the necessary planning consent.

Location

As previously mentioned the property occupies a pleasant position close to the open green, countryside, local shopping, schooling facilities and railway station with access to London's Liverpool Street station.

Colchester is within comfortable driving distance with its excellent range of shopping and recreational facilities, wine bars, restaurants and the Mercury Theatre.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage and electricity are connected to the property. There is electric heating within the property.

Tenure - Freehold

EPC rating - E

Our ref - 54141GMB

Further information

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

fennwright.co.uk

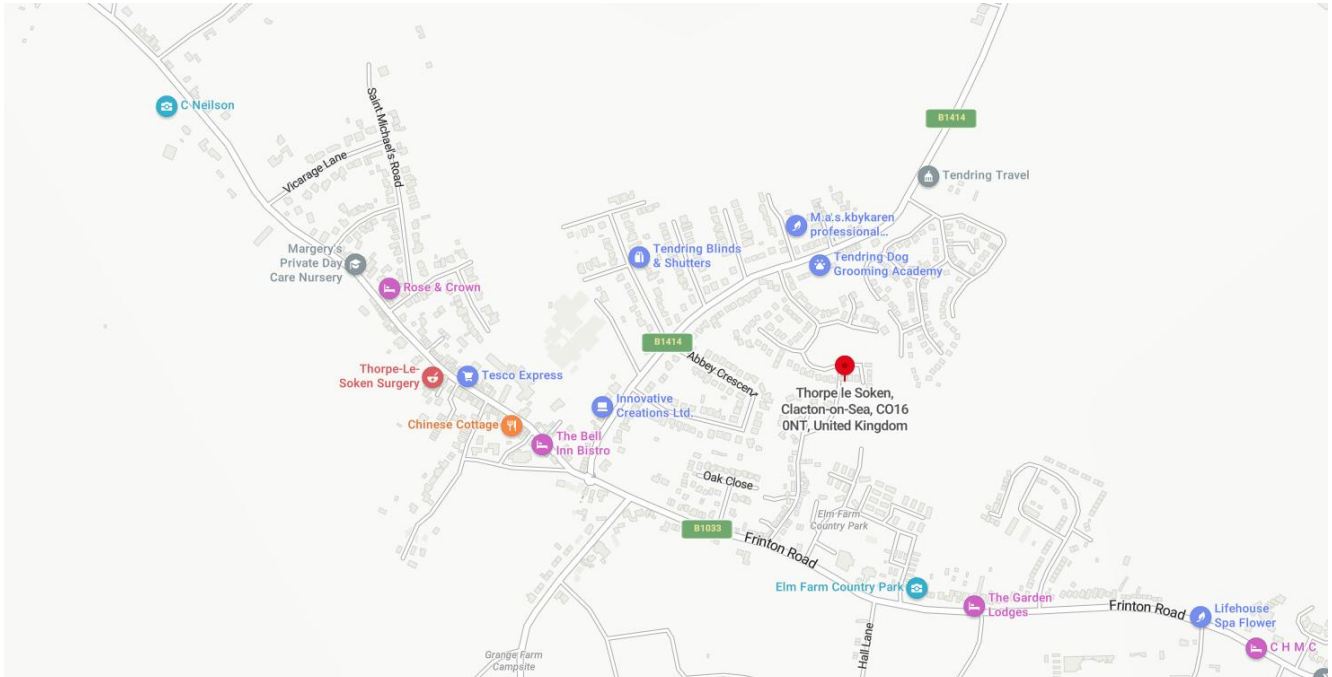
Viewing

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

Have *your*
home valued
by us...

and get **FREE** professional
advice. Book it now at

fennwright.co.uk



Directions

Please use SatNav CO16 0NT

To find out more or book a viewing

01206 763 388

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

