

5 Cross Road, Clacton-on-Sea, CO16 8GD



**Freehold**

**£395,000**

Subject to contract

4 bedrooms  
1 reception room  
2 bathrooms



Located on the outskirts of this modern development in Clacton-On-Sea is this attractive and spacious four bedroom detached house with a gated driveway, oversized garage and landscaped gardens.

# Some details

## General information

Located on the outskirts of this modern development in Clacton-On-Sea is this well presented four bedroom detached family home.

The entrance hall has staircase to the first floor with storage cupboard under, radiator and provides access to cloakroom, living room and kitchen/diner. The living room offers a upvc window to the front aspect and French doors to the rear garden. The kitchen/diner comprises modern fitted eye and base level units with roll top work surfaces and inset sink unit. There are integrated appliances including a dishwasher, fridge freezer and electric double oven with 4 ring gas hob and extractor fan over. There are dual facing upvc windows to the front and rear aspect and access to the utility room with matching cupboards, sink unit, integrated washing machine, concealed wall mounted gas boiler and composite door to the garden.

The first floor landing has loft access, airing cupboard and provides access to all 4 bedroom and the family bathroom. The principle bedroom has 2 double built in wardrobes, radiator, rear facing upvc window and access door to the ensuite which benefits from a double shower cubicle, low level w/c, wash hand basin and a rear facing upvc obscure window. Bedrooms two also has built in wardrobes and a rear facing aspect. Bedrooms 3 and 4 are front facing rooms with built in wardrobes to bedroom 4. The family bathroom has a low level w/c, wash hand basin and panelled bathroom with shower over. The property benefits from an alarm system and CCTV installed.

## Entrance hall

## Cloakroom

## Living room

21' 4" x 11' 10" (6.5m x 3.61m)

## Kitchen/dining room

21' 4" x 10' 5" > 9' 3" (6.5m x 3.18m)

## Utility room

6' 6" x 5' 5" (1.98m x 1.65m)

## Landing

## Bedroom one

12' 1" x 10' 5" (3.68m x 3.18m)

## Ensuite

## Bedroom two

10' 6" x 10' 5" (3.2m x 3.18m)

## Bedroom three

12' 2" x 8' 7" (3.71m x 2.62m)

## Bedroom four

9' 11" x 6' 8" (3.02m x 2.03m)

## Bathroom

## Outside

The undercover driveway has electric gates with key fob entrance leading to the oversized garage with power and light connected, loft storage space, two double external plug sockets to the garage wall, double plug socket in the car port and security lighting in the car port and access door to the garden.

The landscaped rear garden comprises a patio and lawned area with a hardstanding area to the rear of the garden (where the current seller has a hot tub and would be subject to a separate negotiation) with fixed gazebo. There are 2 storage sheds to remain and the garden is fully enclosed by panelled fencing and gated access to the driveway.

## Location

The property is situated in this seaside town with its extensive shopping and recreational facilities and lovely walks along the local greensward and beach. There is a mainline railway station with regular connections to London Liverpool Street Station via Colchester.

## Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - B

Our ref - PLF

## Directions

Please use the postcode as the point of origin.

## Further information

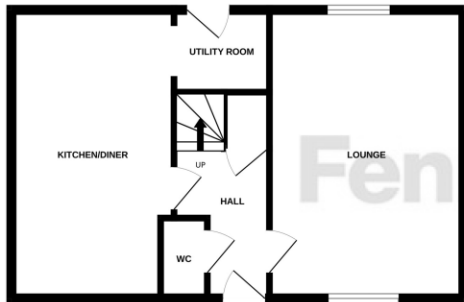
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

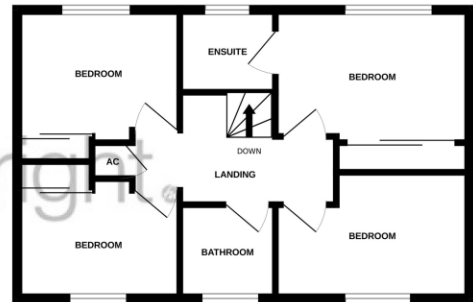
## Viewing

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

GROUND FLOOR



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To find out more or book a viewing

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