



Jackson & Co



Clacton Road

Weeley Heath, Clacton-on-Sea, CO16 9ED

Guide Price £425,000 - £450,000

Located in the village of Weeley Heath, this imposing detached family home approx. just under 1,630sq. ft of accommodation. The property benefits from three spacious reception areas making it perfect for entertaining, as well as a cloakroom, utility room and linked garage. The first floor hosts three double bedrooms, including en-suite to the master bedroom and recently fitted modern bathroom.



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Property Features

- Four bedrooms
- Bathroom
- Three reception rooms
- Ample parking
- Detached family home
- Garage
- Utility room
- Village location
- En-suite
- Viewing recommended

Full Description

THE LOCATION

The property is just a short walk away from the Woods which is perfect for walking dogs and it's stunning when the bluebells are in bloom. It's just a short drive to the village pub and primary school, whilst Great Bentley and Thorpe stations are a 10 - 15 minute drive away with its fast trains to Liverpool Street. There are plenty of lovely beaches within a 20-minute car journey, including Frinton, Dovercourt, Harwich and Wrabness, whilst Dedham, Flatford and Manningtree are nice places of interest. Further a field are the bigger shopping towns of historic Colchester and Ipswich.

WILLOW HOUSE

Willow House is an exceptional four-bedroom residence in the sought after hamlet of Weeley Heath, the accommodation stretches to just approx. under 1700 sqft. On the ground floor you have the benefit of two reception rooms along with a large kitchen diner which makes an excellent space for guests, you will also find a utility room and cloakroom. On the first floor, there are four bedrooms including a master bedroom with en-suite and first floor bathroom. The exterior of Willow house offers plenty of parking with a driveway and garage. The garden is partly south facing, offers a sun trap location with decking to the rear of the home and is partly laid to lawn.

AGENTS NOTE

Council tax band - E

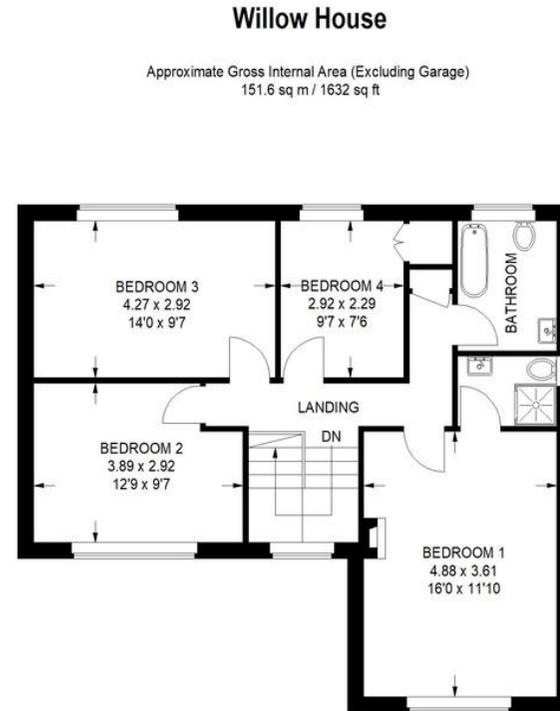
EPC rating - C







Ground Floor (Excluding Garage) = 83.3 sq m / 897 sq ft



First Floor = 68.3 sq m / 735 sq ft

Willow House

Approximate Gross Internal Area (Excluding Garage)
151.6 sq m / 1632 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

60 Caelum Drive
Colchester
Essex
CO2 8FP

www.jackson-ps.co.uk
sales@jackson-ps.co.uk
01206 863900

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements