



ORCHARD CLOSE, FRINTON ROAD, CLACTON-ON-SEA, CO16

GUIDE PRICE £145,000





We are pleased to offer for sale this well presented three-bedroom property in Elm Farm Country Park, a 22-acre area of parkland close to the picturesque village of Thorpe-le-Soken. It is within four miles of Frinton's seafront and the scenic Essex coast which is known for its favourable climate. The mainline railway station with direct links to London Liverpool Street is less than a mile away. This park home is currently under holiday status but is open all year round. It benefits from luxury open planned living accommodation and an internal inspection is highly recommended to fully appreciate the accommodation on offer. NO ONWARD CHAIN.



LIVING ROOM

19' 2" x 18' 4" (5.84m x 5.59m) Vinyl flooring, two double glazed doors to front leading to open plan living area, four double glazed windows to the side and electric fireplace.

KITCHEN

Vinyl flooring, wooden fronted eye and base level units with granite effect worktops, sink with drainer and tiled splashbacks, four ring gas hob with electric oven and fitted extractor hood above, integrated dishwasher, fridge and wine cooler, double glazed window to side.





HALLWAY

Radiator, built in storage cupboard and access to the loft.

UTILITY ROOM

Vinyl flooring, granite effect worktops, eye and base level units, storage cupboards, enclosed boiler and glazed door to the side.

MASTER BEDROOM

9' 4" x 8' 0" (2.84m x 2.44m) Fitted carpet, radiator, double glazed window to side and made to fit unit. Door to the walk In Wardrobe which has fitted shelving units inside and a radiator

ENSUITE

Vinyl flooring, extractor fan, double glazed window to the side and a suite comprising of WC, vanity wash hand basin with storage underneath and enclosed shower cubicle with wall mounted shower.

BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m) Fitted carpet, radiator, built in wardrobes with sliding doors, double glazed windows to side and to the rear.



BEDROOM THREE

9' 4" x 7' 6" (2.84m x 2.29m) Fitted carpet, radiator, built in wardrobes with sliding doors and double glazed window to side.

BATHROOM

Vinyl flooring, heated towel rail, extractor fan, double glazed window to side and full suite comprising of a WC, vanity wash hand basin with storage and bath with shower attachment.

OUTSIDE

The exterior of the property presents raised wooden decking with shingle, laid to lawn and beds with flowers and shrubs. There is off road parking for two vehicles, and you can gain access to the park home via side and rear gates.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.