



100 Cloes Lane, Clacton-on-Sea, Essex, CO16 8AG

Asking Price: £475,000 Subject to Contract Freehold

A versatile detached chalet style property situated a short distance to the town centre and seafront offering spacious accommodation being well presented throughout and also offering large rear garden and ample off road parking.

- Versatile Detached Chalet Style Property
- Five/Six Bedrooms
- One/Two Reception Rooms
- Kitchen/Diner
- Good Size Lounge
- Two Bathrooms
- Superbly Presented Throughout
- Ample Off Road Parking & Large Rear Garden
- Short Distance to Town Centre & Seafront
- Viewing Recommended



This superbly presented detached chalet style property offers fantastic versatile accommodation including five/six bedrooms, one/two reception rooms, large rear garden and ample off road parking.

Double glazed entrance door leads to an entrance porch and in turn entrance hall with stairs to the first floor giving access to a stylish ground floor shower room with walk in shower, hand basin and WC.

The lounge is located to the rear of the property and has bi folding doors leading to the rear garden, door to study or bedroom six with double glazed French doors leading to the rear garden.

Bi fold doors leading to the kitchen/dining room which has island feature with wooden work surfaces with a further range of wooden work surfaces, inset one and a half bowl sink with mixer taps, space for range cooker, extractor fan over with double glazed window to the rear and side, further door leading to useful utility room with fitted work surfaces, hot water cylinder and wall mounted gas boiler, double glazed door and window to the side.

There are two double bedrooms to the front of the property both with bay windows, and a

further bedroom on the ground floor which is also a double sized room.

On the first floor the landing gives access to two further large double bedrooms with double glazed window to the front and double glazed window to the rear with bedroom to the rear having walk in wardrobe space.

Also on the first floor there is a stylish four piece bathroom suite with roll top bath with mixer taps and shower attachment, pedestal hand basin, shower cubicle and WC with roof light window and half panelled walls.

Outside

To the rear of the property there is a good size garden which is mainly laid to lawn with decked seating area, useful storage workshop, further garden area to the rear with raised flowerbeds and chicken coup.

Gated side access leads to the front where there is ample off road parking via shingle driveway.









Location

The property is situated a short distance to Clacton on Sea's town centre which offers a varied range of shopping facilities, bars and restaurants, also Clacton seafront and renowned pier and amusement arcades. There is primary and secondary schooling nearby and the A133 leads to the A120 and A12 for London. Station of the town offers services to London's Liverpool Street.

Important information

Council Tax Band - C

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

Tenure - Freehold.

EPC Rating - B

Ref - TOL260245/PC

Agents Note

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Directions

Please use postcode CO16 8AG for Satnav.



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100 Cloes Lane
Clacton-on-Sea
Essex, CO16 8AG



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Fenn
Wright**

Approximate total area⁽¹⁾

2201 ft²
204.4 m²

Reduced headroom

112 ft²
10.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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FennWright

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