



9 St. Andrews Close, Weeley, Clacton-on-Sea, Essex, CO16 9FX

Asking Price: £525,000 Subject to Contract Freehold

A well presented detached family home offering four double bedrooms with two en suites, lounge with open fire, study/playroom and fantastic kitchen/breakfast room in a popular village location.

- A Stylish Detached Family Home
- Four Double Bedrooms
- Lounge
- Study/Playroom
- Kitchen/Breakfast Room & Utility
- Two En Suites
- Family Bathroom
- Garage and Ample Parking
- Superbly Presented Throughout
- Popular Village Location with Train Station for Liverpool Street



A stylish modern detached family home offering four double bedrooms with two en suites in this popular village location with rail links to London's Liverpool Street.

A double glazed entrance door leads to a welcoming entrance hall with stairs to the first floor, useful understairs storage cupboard and giving access to ground floor cloakroom comprising hand basin and WC.

There is a good size lounge to the right of the hall with feature open fireplace, dual aspect windows to the front and side, double glazed French doors and windows leading to the rear garden and patio terrace.

To the left of the hall there is a good size study/playroom and the kitchen/breakfast room is located to the rear with two double glazed windows to the rear, double glazed French doors to the side and patio terrace with the kitchen offering a range of stylish modern units with marble effect solid work surfaces, inset one and a half bowl sink with mixer taps, built in four ring induction hob with pan drawers under and extractor fan over, eye level combination microwave and electric oven, integrated fridge/freezer and dishwasher, tiled flooring and door leading to the utility room which has fitted work surfaces, inset sink with mixer taps, plumbing for washing machine (washing machine to remain), space for tumble dryer (tumble dryer to remain), cupboard housing gas

central heating boiler and double glazed door to the side.

On the first floor landing has open balustrade, roof light and gives access to an airing cupboard and the loft space via a loft ladder.

Bedroom one is located to the rear and is a particularly good size and has an air conditioning unit which has been recently installed and features a four piece en suite bathroom comprising shower cubicle, panelled bath with mixer taps and shower attachment, vanity sink and WC, chrome heated towel rail and double glazed window to the side.

Bedroom two has double glazed window to the front and also features an en suite shower room comprising shower cubicle, vanity sink and WC.

Bedroom three is located to the rear and bedroom four is located to the front, with all four bedrooms being a good double size.

The family bathroom comprises panelled bath with mixer taps and shower attachment, vanity sink, WC, chrome heated towel rail and underfloor heating.









Outside

To the rear of the property there is a good size garden which is laid to lawn and enclosed by fencing with paved patio area adjacent to the property and pathways which lead to the detached garage with personal door and up and over door. Gated side access to the front where there is a driveway for comfortably two/three cars.

Location

The property is situated in this popular village location a short distance to Colchester city centre, the University of Essex and the coastal towns of Clacton, Frinton and Walton. Within the village there are shopping facilities for day to day needs, a popular public house, primary schooling and rail station with links for London's Liverpool Street. The A12 can be accessed along the A133, A120, London bound for the M25.

Important information

Council Tax Band - F

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

Tenure - Freehold

EPC Rating - B

Ref - TOL260367/PC

Agents Note

The property benefits from zoned underfloor heating throughout the ground floor.

Directions

Please use postcode CO16 9FX for Satnav.



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