



STANFORDS



23 Colchester Road

Guide Price - £450,000

Weeley, Clacton On Sea, CO16 9JT

This property is subject to an Agricultural Occupancy Restriction. Stanfords are delighted to offer to the market this five-bedroom detached property that occupies a good size plot of approximately 0.23 acres. The property benefits from five double bedrooms, a large lounge and kitchen/family room. Outside there is off street parking for several vehicles to the front and a walled rear garden with an approximate 30ft open air swimming pool.

Property Features

- Five Bedroom Detached Home
- Open Air Swimming Pool
- Village Location
- Modern Kitchen/Family Room

Full Description

ACCESS

Door opening to:

ENTRANCE HALL

27' 7" x 11' 9" (8.41m x 3.58m) A large L shaped room with stairs leading to the first floor landing. Several windows to the front aspect. Door to secluded patio area. Further doors leading to:

LOUNGE

18' 2" x 16' 4" (5.54m x 4.98m) A good sized room with dual aspects to the front and side.

KITCHEN/FAMILY ROOM

20' 5" x 16' 3" (6.22m x 4.95m) maximum measurement A beautiful space comprising the kitchen and breakfast/family space. The kitchen comprises of a range of units with some integrated appliances. Windows overlooking the rear garden. Door leading to:

UTILITY ROOM

10' 8" x 8' 9" (3.25m x 2.67m) A range of units with space for fridge freezer and plumbing for washer dryer and washing machine. Door and windows opening to the rear garden.

CLOAKROOM

Low level WC, Wash hand basin.

STUDY

8' 10" x 8' 9" (2.69m x 2.67m) With window to rear aspect.

OFFICE

12' 5" x 10' 7" (3.78m x 3.23m) With window to rear aspect. Door to exterior.

LANDING

With doors opening to:

MASTER BEDROOM

14' 6" x 13' 3" (4.42m x 4.04m) A master bedroom with windows to front and side aspect. Door to dressing room with a further door to:

EN-SUITE

With low level WC, wash hand basin, panel bath. shower cubicle with power shower.

BEDROOM

13' x 10' 4" (3.96m x 3.15m) A double bedroom with window to rear and front aspect.

BEDROOM

10' 8" x 9' 2" (3.25m x 2.79m) A double bedroom with window to rear aspect. Built in wardrobe.

BEDROOM

8' 9" x 11' 1" (2.67m x 3.38m) A double bedroom with window to rear aspect.

BEDROOM

12' x 11' 4" (3.66m x 3.45m) A double bedroom with window to rear aspect.

BATHROOM

Corner bath. Low level WC. Pedestal wash hand basin. Double shower cubicle with power shower. Window to side aspect.

OUTSIDE

The front garden is paved with a brick wall and mature plant beds. Pedestrian access to the rear garden which commences with an area of patio. The remainder of the rear garden is laid to lawn with several mature plants and shrubs. There is an approximate 30ft open air swimming pool and a range of small buildings currently used as out outside kitchen and storage sheds.

SERVICES

The property has the benefit of mains electricity, drainage and water. Heating is via oil fired boiler to radiators.

TENURE

The property is available freehold with vacant possession upon completion.

VIEWINGS

Strictly by prior appointment with the Selling Agents.

TOWN & COUNTRY PLANNING

We are informed by the owner that the property is subject to an Agricultural Occupancy Restriction restricting the Occupation of the dwelling to a person employed, or last employed, locally in agriculture as defined in section 221 (1) of the Town and Country planning Act 1962, or in forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).



The Livestock Market
Wyncolls Road
Severalls Industrial Park
Colchester
Essex
CO4 9HU

T: 01206 842156
E: properties@stanfords-colchester.co.uk

www.stanfords-colchester.co.uk



AGENTS NOTE:-

These particulars, with approximate measurements have been produced in conjunction with the owner(s) and are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

The floor layout is purely for guidance purposes as a general overview of room layout, not to scale. Room dimensions are sometimes maximum measurements. Items shown in this room are not fact. Such as the flooring, doors, windows and bathrooms and kitchens are just a guide and not precise.