



Palmer & Partners



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**5 Archery Fields, Clacton-on-Sea, CO15 6RB** Offers in Excess of: £350,000



# 5 Archery Fields, Clacton-on-Sea, Essex, CO15 6RB

**GUIDE PRICE £375,000 - £400,000**

\*FIVE BEDROOM THREE BATHROOM DETACHED FAMILY HOME LOCATED ON THE EDGE OF HOLLAND ON SEA\*

Located on the popular "Greenacres" estate is this fantastic large 4/5 bedroom home. Nestling itself on a quiet road close to some of the town's most popular schools, the seafront and mainline train station.

## GROUND FLOOR

ENTRANCE HALL

LOUNGE 14' 3" plus bay x 13' 6" (4.34m x 4.11m)

DINING ROOM 9' 8" x 8' 10" (2.95m x 2.69m)

CONSERVATORY 10' 10" x 9' 2" (3.30m x 2.79m)

KITCHEN 9' 7" x 10' 0" (2.92m x 3.05m)

UTILITY ROOM 5' 5" x 6' 9" (1.65m x 2.06m)

BEDROOM 5 13' 5" x 7' 5" (4.09m x 2.26m)

SHOWER ROOM

## FIRST FLOOR

MASTER BEDROOM 11' 5" x 10' 11" (3.48m x 3.33m)

EN-SUITE

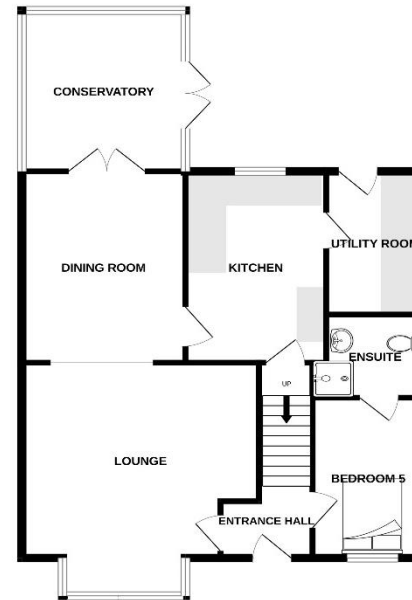
BEDROOM 10' 3" x 7' 9" (3.12m x 2.36m)

BEDROOM 1 10' 8" x 8' 2" (3.25m x 2.49m)

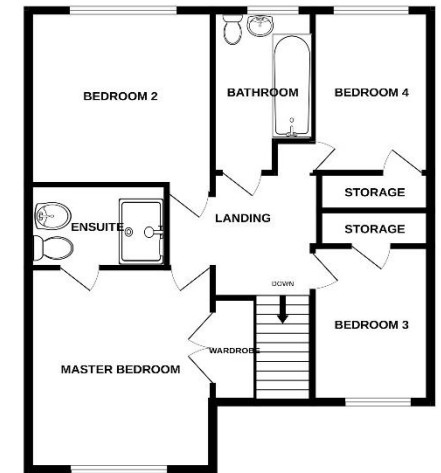
BEDROOM 2 8' 5" x 8' 2" (2.57m x 2.49m)

BATHROOM

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2021

## Accommodation & Amenities

- FIVE BEDROOMS
- THREE BATHROOMS
- OFF STREET PARKING
- POPULAR DEVELOPMENT
- CLOSE TO GOOD SCHOOLS
- CLOSE TO SEAFRONT
- CLOSE TO TRAIN STATION
- FANTASTIC CONDITION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	83
England, Scotland & Wales	EU Directive 2002/91/EC	





