PAVEYS
ESTATE AGENTS

104, Jaywick Lane

Clacton-On-Sea, CO16 8BB

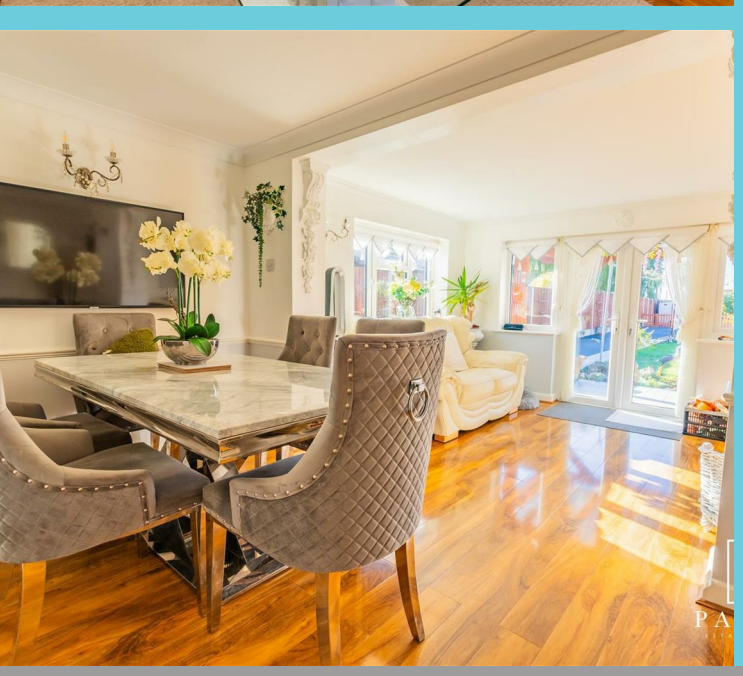
Price £575,000 Freehold















110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

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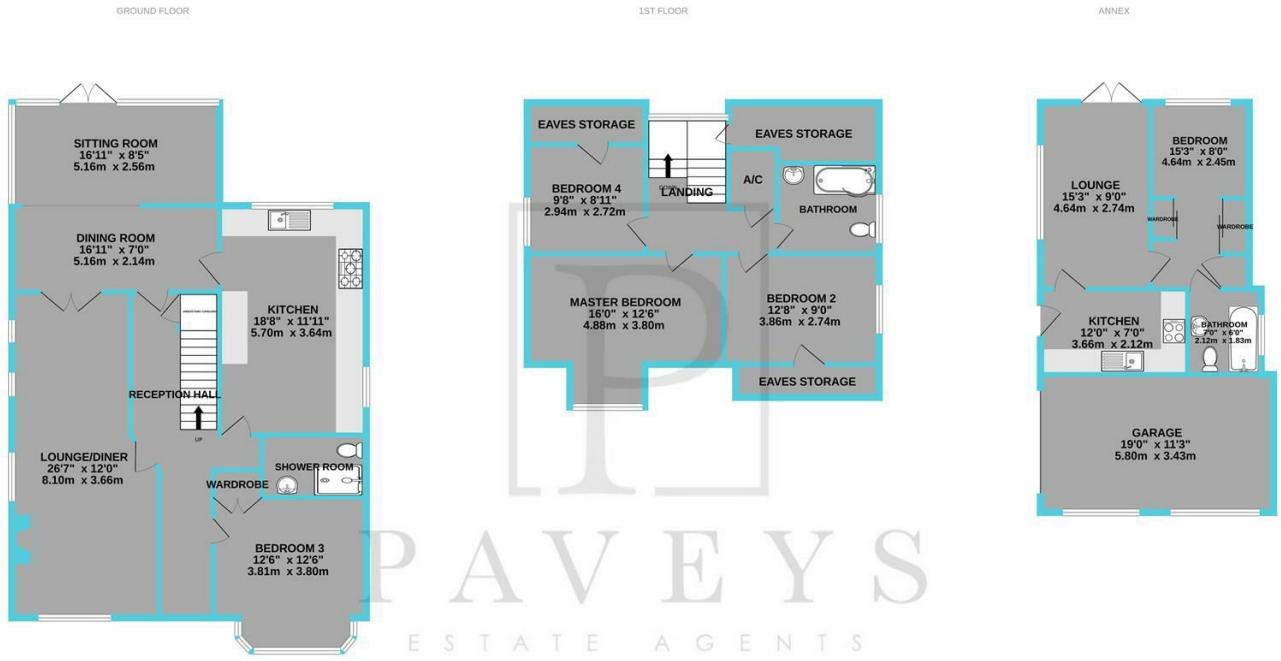
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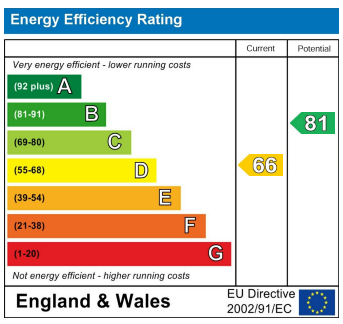
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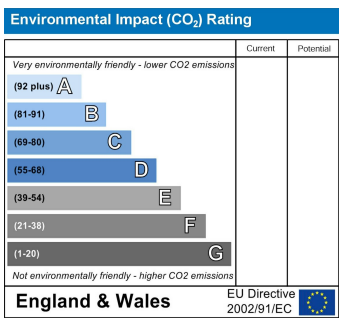
Well Presented Detached Family Home with Self-Contained Annexe

Occupying a generous plot, this well-presented detached family home offers spacious and versatile accommodation, including a one-bedroom self-contained annexe with its own heating system and private garden, making it ideal for extended family living or guest accommodation. The main residence features three reception rooms, providing excellent living and entertaining space, together with an attractive fitted kitchen. A ground floor bedroom and shower room offer additional flexibility, whilst the first floor comprises three further well-proportioned bedrooms. Externally, the property enjoys a delightful west-facing rear garden, perfect for enjoying afternoon and evening sunshine. Further benefits include a garage, ample off-road parking, and extensive outdoor space. An excellent opportunity to acquire a substantial family home with the added advantage of independent annexe accommodation. Early viewing is highly recommended. Call Paveys to arrange your appointment to view.









104 JAYWICK LANE CLACTON-ON-SEA CO16 8BB ENGLAND

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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ENTRANCE HALL
Composite entrance door to front aspect, laminate flooring, coved ceiling, stair flight to First Floor, built in storage cupboard, glazed door to Dining Room, radiator.

LOUNGE DINER 26'7 x 12' (8.10m x 3.66m)
Double glazed window to front, double glazed windows to side, glazed internal doors to Dining Room, laminate flooring, ornate fireplace with tiled hearth, coved ceiling, TV point, radiator.

DINING ROOM 16'11 x 7' (5.16m x 2.13m)
Laminate flooring, coved ceiling, wall lights, open access to Sitting Room, door to Kitchen, radiator.

SITTING ROOM 16'11 x 8'5 (5.16m x 2.57m)
Double glazed doors to rear garden, double glazed windows to rear and side aspects, laminate flooring, coved ceiling, radiator

KITCHEN 18'8 x 11'11 (5.69m x 3.63m)
Extensive range of attractive over and under counter units, matching full height cabinets, work tops and upstands, inset sink and drainer with mixer tap. Twin eye level ovens, gas hob with extractor hood over, space for American style fridge freezer, integrated dishwasher, space and plumbing for washing machine, cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to rear overlooking the garden, double glazed window to side, LVT flooring, spot lights, plinth lighting, radiator.

BEDROOM THREE 12'6 x 12'6 (3.81m x 3.81m)
Double glazed bay window to front, laminate flooring, coved ceiling, built in wardrobe, radiator.

CLOAKROOM/SHOWER ROOM
White suite comprising of low level WC, vanity wash hand basin and walk in shower cubicle. Double glazed window to side, tiled flooring, tiled walls, spot lights, chrome heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to rear, fitted carpet, coved ceiling, built in airing cupboard, loft access, radiator.

MASTER BEDROOM 16' x 12'6 (4.88m x 3.81m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 12'8 x 9' (3.86m x 2.74m)
Double glazed window to side, fitted carpet, coved ceiling, eaves storage cupboard, radiator.

BEDROOM FOUR 9'8 x 8'11 (2.95m x 2.72m)
Double glazed window to side, fitted carpet, coved ceiling, eaves storage cupboard, radiator.

BATHROOM
White suite comprising of low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, tiled flooring, tiled walls, chrome heated towel rail.

OUTSIDE FRONT
Wrought iron sliding gate leading to a generous shingle and block paved frontage providing ample off road parking, feature retaining railings and wall, exterior lighting, gated access to rear, extended driveway leading to the garage at the rear of the garden with ample off road parking.

OUTSIDE REAR
A generous West facing rear garden, predominantly laid to lawn with raised decking areas, large patio area with feature pergola over, established shrubs and plants, retaining panel fencing, tarmac driveway which runs the whole length of the garden to the garage, exterior lighting, access to garage, gated access to front.

DETACHED GARAGE 19' x 11'3 (5.79m x 3.43m)
Located to the rear of the garden, pitched and tiled roof, up and over door, windows to side, exterior lighting, power and light and connected (not tested by Agent).

ANNEXE ACCOMMODATION
A wonderful self-contained Annexe positioned at the far end of the garden of the main dwelling.
The Annexe has is own central heating system, garden, patio area and storage shed.

KITCHEN 12' x 7' (3.66m x 2.13m)
Modern over and under counter units, work tops, inset stainless steel sink and drainer. Built in eye level oven, electric hob, space and plumbing for washing machine. UPVC double glazed entrance door, laminate flooring, spot lights, radiator.

LOUNGE 15'3 x 9' (4.65m x 2.74m)
Double glazed double doors to private garden, double glazed window to side, laminate flooring, TV point, radiator.

BEDROOM 15'3 x 8' (4.65m x 2.44m)
Double glazed window to side, laminate flooring, cupboard housing wall mounted boiler (not tested by Agent), radiator.

BATHROOM 7' x 6' (2.13m x 1.83m)
White suite comprising of low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to rear, laminate flooring, radiator.

ANNEXE GARDEN
Private and gated garden area laid to lawn with patio area, shrubs and plants, storage shed and retaining panel fencing.

IMPORTANT INFORMATION
MAIN DWELLING: Council Tax Band: C - Tenure: Freehold - Energy Performance Certificate (EPC) rating: D - The property is connected to electric, gas, mains water and sewerage.
ANNEXE ACCOMMODATION: Council Tax Band: A - Tenure: Freehold - Energy Performance Certificate (EPC) rating: D - The property is connected to electric, gas, mains water and sewerage.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.