

Harwich Road
Little Clacton

£174,995



Semi-Detached Bungalow with 190' rear garden

16'6 Conservatory | 9'4 Modern Fitted Kitchen

Desirable location & position | 17'6 Lounge | Well Maintained Gardens | Double Glazing
Potential to Extend | Viewing Essential

FRONT are delighted to offer for sale this one, formerly two bedroom bungalow situated in a desirable non-estate position in the desirable village of Little Clacton. The property enjoys a well presented 190' rear garden with various good quality outbuildings and there are good opportunities to extend and improve upon, subject to planning approval.

The property enjoys a good size lounge with further reception area, large conservatory, 11' 2 bedroom and a 9'4 modern fitted kitchen. There is also a 13'5 side room currently being used as a home business. We strongly recommend an early viewing to fully appreciate the accommodation on offer.



ENTRANCE HALL

Wood laminate flooring, loft access via hatch with loft ladder, doors to:

LOUNGE 17'6 x 11'1

Wood laminate flooring, feature fireplace with fitted electric fire, double glazed window to front aspect, arch way to:

FURTHER RECEPTION ROOM 9'3 x 7'4

Wood laminate flooring, storage heater, double glazed window to front aspect.

KITCHEN 9'4 x 7'9

Range of shaker style eye level units with matching cupboards and drawers below, marble effect work surfaces, integrated electric oven with integral hob, tiled splash backs, stainless steel sink with drainer and mixer taps, double glazed patio doors to conservatory.

BEDROOM 11'x 10'10

Built in airing cupboard, double glazed window to rear aspect.

WET ROOM

Tiled walls, fitted electric shower, pedestal wash hand basin, low level WC, obscure double glazed window to side aspect.

CONSERVATORY 16'6 x 8'1

Ceramic tile flooring, double glazed window and patio doors to rear garden, door to:

UTILITY/HOME STUDIO 13'5 x 7'2

Tiled flooring, double glazed window to rear aspect, double glazed door to front aspect.





Outside & Gardens

To the front of the property there is a large lawn area with drive and path to the side leading to the front entrance door with the utility/home studio having its own separate entrance door.

To the rear there is a large garden which is approximately 190' in length and has been divided in to various areas. There is a large shingle area with paved path which is inset with a variety of mature shrubs and flowers, there are areas of hard standing with a variety of well-maintained timber framed sheds and a good size vegetable patch. At the end there is well kept and large lawn area enjoying a variety of fruit bearing trees.

Location

Located in a desirable semi-rural position on the outskirts of Little Clacton, the property is well located for local supermarkets being only a very short drive away and local pharmacy, school and convenience store close by. Clacton shopping village is approximately 1.5 miles away and the major town of Clacton with its comprehensive range of school, leisure, travel shopping facilities is just a short drive away.



AGENT NOTE

These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.