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**Sheen's**  
The Action Agents



## Hazelwood Crescent Little Clacton, CO16 9PB

Situated in the popular Essex village of Little Clacton is this impressively extended **FOUR DOUBLE BEDROOM DETACHED BUNGALOW**. Clacton's town centre, sea front and mainline railway station are located around two and a half miles away. Having been extensively modernised and refurbished throughout over recent years, an early viewing is strongly advised to appreciate the decor, accommodation and garden space on offer.

- **Four Double Bedrooms**
- **22'4 Vaulted Ceiling Kitchen/Diner**
- **15'1 x 13' Lounge**
- **Modern Three Piece Bathroom**
- **Gas Central Heating (n/t)**
- **Fully Double Glazed**
- **Parking, Garage & Summer House**
- **Spacious 95' West Facing Garden**
- **Viewing Advised**
- **EPC Rating D & Council Tax C**



**Price £385,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

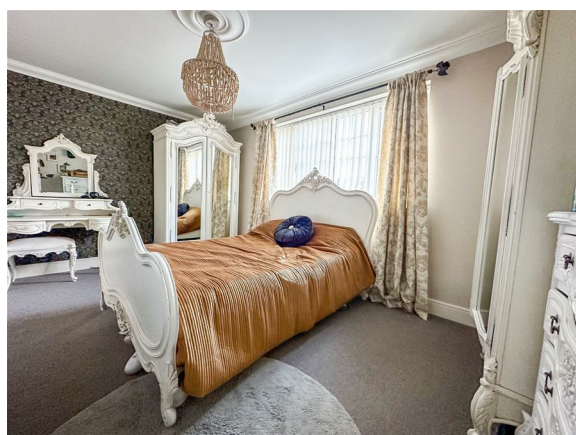
Two built in storage cupboards. Wood panel flooring. Doors to:



### BEDROOM ONE

15'3 x 10'1

Radiator. Double glazed window to front.



### BEDROOM TWO

15'6 x 8'10 max

Two radiators. Double glazed windows to front and side., Double glazed door to side patio area leading onto rear garden space.



### BEDROOM THREE

11'6 x 9'

Radiator. Double glazed window to side.



### BEDROOM FOUR

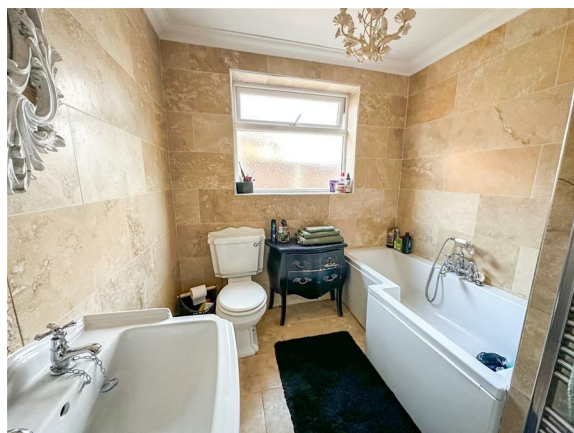
11'3 x 9'

Radiator. Double glazed window to side.



### BATHROOM

Fitted with a modern three piece white suite. Comprise 'P' shape panel bath with central mixer taps and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to side.



## LOUNGE

15'1 x 13'

Feature brick fireplace with large decorative wooden mantle with inset log burner effect fire (not tested). Radiator. Wainscoting wall paneling. Double glazed window to side. Open access with large exposed wooden beam onto Kitchen/Diner.



## ALTERNATE VIEW OF LOUNGE



## KITCHEN/DINER

22'4 x 10'9

Bespoke cottage style kitchen. Vaulted ceiling with wooden ceiling beams. Decorative brickwork. Fitted with a range of colour wood panel fronted units. Comprises solid wood panel square edge work surfaces. Cupboards and drawers below. Ceramic butler sink with mixer taps. Integrated washing machine and dishwasher. Integrated fridge and freezer. Range cooker space with Inglenook style surround and concealed extractor hood (all appliances not tested). Decorative brick splash backs. Karndean flooring. Two double glazed windows to rear over looking garden. Double glazed double doors with matching side panels leading onto Paved Patio area and rear garden.



## KITCHEN AREA VIEW



DINING AREA VIEW



OUTSIDE - FRONT



GARAGE

17'4 x 8'7

Up and over door. Power and light connected.

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### OUTSIDE - SIDE & REAR

The property is situated on a substantial irregular shaped plot which measures approximately 70' depth x 95' max width. The garden is mainly laid to lawn with block paved patio area to the side garden area which opens onto the remainder of garden. Enclosed by part panel fencing. Double glazed double doors to Summer House. Part glazed wooden door to garage. Array of shrubs and trees to the rear



### ALTERNATE VIEW OF GARDEN



## SUMMER HOUSE

10'3 x 7'10

Double glazed double access doors from rear garden.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

## JE 0524

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

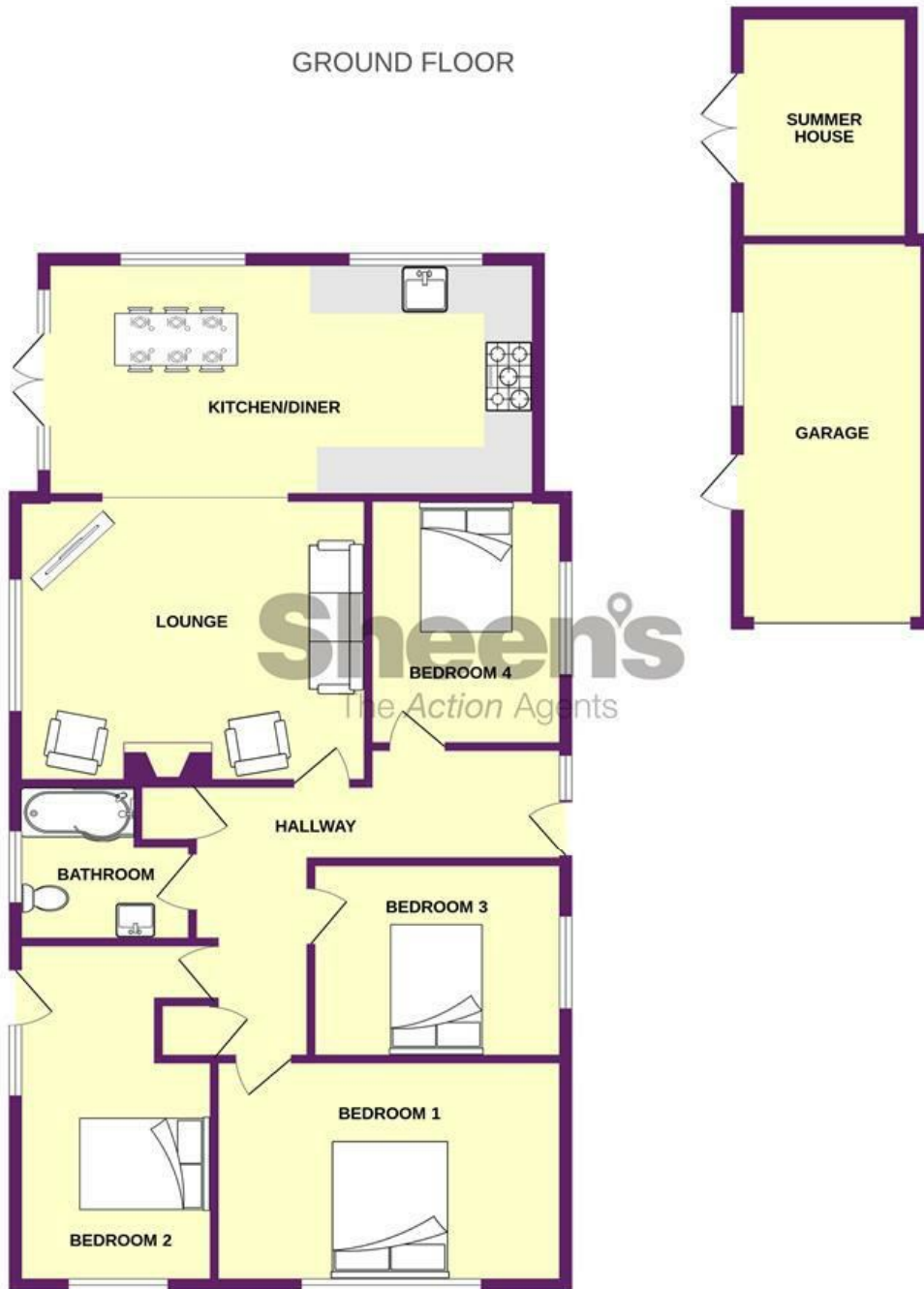
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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## GROUND FLOOR



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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## Selling properties... not promises

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